Packet Guide
City of Charlottesville
Board of Architectural Review
Regular Meeting
March 21, 2023, 5:30 p.m.
Hybrid Meeting (In-person at CitySpace and virtual via Zoom)

Pre-Meeting Discussion

Regular Meeting

A. Matters from the public not on the agenda [or on the Consent Agenda]

B. Consent Agenda

1. Meeting minutes May 17, 2022

2. Review of action notes for July 19, 2022; August 16, 2022; September 20, 2022; October 18, 2022; November 15, 2022; December 20, 2022.

3. **Certificate of Appropriateness**
BAR-23-03-01
204 Hartman's Mill Road, TMP 260038000
Individually Protected Property
Owner: Jocelyn Johnson and William Hunt
Applicant: Bridget Ridenour / Alloy Workshop
Project: Addition and exterior alterations

C. New Items

4. **Certificate of Appropriateness**
BAR 23-03-02
506 Park Street, TMP 530123000
North Downtown ADC District
Owner: Presbyterian Church Ch'ville Trust
Applicant: Todd Shallenberger, Waterstreet Studio
Project: Landscaping

5. **Certificate of Appropriateness**
BAR 23-03-03
361 1st St N, TMP 330188000
North Downtown ADC District
Owner: W Gitchell, Et al, Trustees for Christ Episcopal Ch
Applicant: Marcy Hooker
Project: Replace Windows

6. **Certificate of Appropriateness**
BAR 23-03-04

130 Madison Lane, TMP 090138000
The Corner ADC District
Owner: St Elmo Club of UVA INC
Applicant: Kevin Schafer
Project: Rehabilitation

E. Other Business

7. **Preliminary Discussion**
843 West Main Street, TMP 310175000
North Downtown ADC District
Owner: Kim Tran Dabney
Applicant: / Mitchell-Matthews Architects & Planners
Project: Proposed Hotel

8. **Staff questions/discussion**
   - DT Mall NRHP update

F. Adjourn

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
May 17, 2022 – 5:00 PM
Hybrid Meeting

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Robert Edwards, Breck Gastinger, Cheri Lewis, Clayton Strange, Jody Lahendro, James Zehmer, Ron Bailey, Dave Timmerman
Members Absent: Hunter Smith
Staff Present: Robert Watkins, Patrick Cory, Jeffrey Werner, Remy Trail
Pre-Meeting:

The members of the board did get accustomed to the hybrid meeting setup in City Space.

The Chair asked staff if there was anything to share with regards to the Comprehensive Plan. Staff did go over the process for the Comprehensive Plan. The Chair also did ask staff regarding the Albemarle Courts Building and the timeline for construction of the Courts Building. There was discussion regarding the archaeology under the current Albemarle Courts Building.

Staff has recommended that the Downtown Mall be registered in the National Register. Grant applications have been applied for and there will be several public meetings in the month of June. Registering for the National Register will require a maintenance plan for the Downtown Mall.

Members of the Board did go and look at the materials brought in by Robert Nichols, one of the COA applicants. Mr. Nichols did provide a brief presentation of the materials that were brought into the meeting

The meeting was called to order at 5:30 PM by the Chairman.

A. Matters from the public not on the agenda
No Comments from the Public

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Meeting Minutes August 17, 2021

Motion to approve the Consent Agenda – Ms. Lewis – Second by Mr. Zehmer – Motion passes 8-0.

C. Deferred Items

2. Certificate of Appropriateness Application
BAR 21-10-04
310 East Main Street, TMP 28004100
Downtown ADC District
Owner: Armory 310 East Main, LLC
Applicant: Robert Nichols/Formworks
Project: Facade renovations/alterations

Jeff Werner, Staff Report – Year Built: 1916. In 1956 the north façade was reconstructed. The existing north façade was constructed in 1982. (South façade may have been built at this same time.) District: Downtown ADC District Status: Contributing (Note: When the district was established, all existing structures were designated *contributing*.)

Application
• Submittal: Formwork Design drawings 310 East Main Street, dated May 2022: Cover; Sheet 2, Context - East Main Street; Sheet 3, Context - Water Street; Sheet 4, East Main Street Views; Sheet 5, Elevator Shaft Decorative Scheme; Sheet 6, Elevator Shaft Decorative Scheme context; Sheet 7, Elevator Shaft Angled; Sheet 8, Elevator Shaft Closeup Views; Sheet 9, Mall Level Plan; Sheet 10, Water Street Views
CoA request for alterations to the Main Street (north) and Water Street (south) facades. The proposed work will alter the 20th century facades.

Discussion and Recommendations
The original, 1916 facades no longer exist. The proposed alterations will replace the contemporary facades constructed in the 1980s. The November 1980 National Register nomination of the Charlottesville and Albemarle County Courthouse Historic District does not include this address, nor do any of the building descriptions for this block match the current design. Unless the building [the facades] are of exceptional importance, it does not meet the 50-year threshold necessary for consideration for the National Register.

The BAR last had a formal review of this project at the February BAR meeting. The BAR was generally supportive of the project's design, form and materials, but expressed the following concerns:
• The glass used in the Main Street storefront should be clear.
• Members expressed hesitation over design of screen; not sure what they'll look like.
• Applicant should provide material samples of brick and screen
• Screen provides an appropriate contemporary take on existing materials seen on Mall.
• Applicant should provide visuals that show how proportions of new façade relate to neighboring buildings.
• Window patterns should exhibit more variety
• Members express no objections to Water Street elevation.
• Concern over color of screen; since it's located on north elevation, it won't receive direct sunlight.
• Applicant should submit more detailed information about storefront.
The applicant returned for a brief informal discussion at the April BAR meeting with the new design for the façade screen. The BAR commended the project's direction and was intrigued by the design, but requested material samples and close-up renderings.

Robert Nichols, Applicant – We made a significant transition in our whole strategy and attitude towards this decorative piece that was shown to you in February. Most of my comments that I will make go along with the fact that we have physical material samples in front of you. With respect to color, I have previously been describing the coated metallic materials on the Mall as black. We have been looking for warmth in the color/black. We have a miniscule chip that is quite dark. It is really nice in the shade. There is a lot of light bouncing around there. In many circumstances, it reveals the contrast that we're looking for with respect to the backing material, which is a very light aluminum. The color for that material is a dark bronze. It has a little bit of metallic flake. It give a little depth and helps it tolerate pollen without it looking lessened. We also have brick and mortars samples for you tonight. The three of them together do a good job. The dark color, light bronze to our eye are well tuned with the little bit of warmth we're looking to come through a neutral pallet. In terms of material, Mr. Gastinger had made some comments the first time we showed these projecting components of this and how that was going to be handled down close to grade in terms of encroaching into the right of way, accidents, or vandalism. His comments really helped us get more complexity and layering to the system; above nine feet, we don't have any of these projections. When these projections do occur up higher, they correlate with topographic information. As we get up in the Blue Ridge, they adjust accordingly. When we're towards the bottom/the lower nine feet, the panel corresponds with the tidewater conditions. We have no 3 dimensional characteristics. We have more of a graphic indication of low, non-varying topography. That is the circular penetrations. At the lower levels, we need to be aware of durability. At those elevations, we will have a material that is twice as thick as this. It will look as you see here. It will be able to register that depth in the penetrations. We will probably elect for a little more thickness as we get higher. With the panels that are going up there, each panel is about 3 feet square. It would be out of reach and have to tolerate the occasional falling branch. It wouldn't be subject to vandalism or accidents. The views here let you see with a little more clarity what specifically would be happening with these panels in ways our previous illustrations were mostly full view. It reduced detail down to a level that was very hard to register.

QUESTIONS FROM THE PUBLIC
No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Lahendro – You mentioned before the meeting that there was some of these examples that you didn't like and you wanted to make sure they weren't going to be in the final design. Can you clarify that for the record?

Mr. Nichols – What is happening is that there are overlaying conditions. In some cases, they behave like this. When we have a topographic change we want to make, we are adjusting the angle of this flap but to reveal more of the backing material. We are shortening the length. We have collisions like this where the circle cutouts are intersected. We're going to build into our algorithm, depending on the length of the wing, we will have a modified number of columns of circles here.

Mr. Strange – Is that the maximum angle?

Mr. Nichols – What is modeled digitally gets up to about 60 degrees. This is just hitting 45 degrees. It is definitely a goal to not let them be confused for 90. We want them to be directional.

Mr. Zehmer – The first 9 feet off the ground, everything will be flat/flush?

Mr. Nichols – Yes. That comes across in the illustrations. There are two kinds of penetrations that are being indicated there. There is the circle. That indicates a certain kind of low type of topography. There's another shape that is denser. That is an indication of population.

Mr. Timmerman – What does a dense square look like?

Mr. Nichols – You can see that there is a difference in the grid. It is a racetrack shape. They maintain the same height as the circles. They get a little narrower this way, which allows for the greater density.

Mr. Lahendro – Is there going to be a sign that explains to people what this is?

Mr. Nichols – We have been thinking about that. One of the goals with the design of something that is decorative, their success comes when they don't quickly become mute. There is some complexity and ambiguity that you get more familiar with over time. Why leave something unaddressed when it is there? There are probably 3 phrases that could mention this. We have a few panels where there is no penetration. The various rules that determine where we have penetrations is left in a few flat panels. I would like to have a bit of information and a little description that doesn't reveal itself as a historic plaque, just a little explainer.

Mr. Lahendro – I am not suggesting that you have to. I was curious.

Mr. Nichols –Any appreciation of it or dislike of it isn't dependent on the genesis of it. We live in a culture where common language for decorative schemes has been going on for a long time. It would be nice to have some history or cultural resonance there. I would like to give a minimum amount of description.

Mr. Edwards – I agree that interpretation is incredibly important in this space. Can you contextualize what this means especially because you have projections here that some people might consider dangerous/look dangerous? Have you done any studies on how they will effect birds?

Mr. Nichols – I have not.

Mr. Edwards – What does maintenance look like? Will you have to paint this?

Mr. Nichols – The finish on this will go on in the same technique/same method as any coating on a storefront or commercial glazing system.

Mr. Gastinger – Can you describe the weathering that you would expect on the back bronze material? Is there a gap?

Mr. Nichols – There will be a gap. The gap introduces another shadow where it starts to break things up. We do want some air movement back there. When I originally thought about this, we were calling it bronze. We liked the idea of having real materials back there. To maintain the contrast we want, we can't go with an architectural bronze back there. We're using this aluminum, which is pretty stable. It looks metallic because you have seen the metallic nature of it. It should be quite stable.

Mr. Bailey – The topographic intentions will only be really noticeable if you're looking at it from the east?

Mr. Nichols – I wouldn't put it that way. It will reveal itself. It is definitely a different experience coming from the west. If you're coming from the west, it won't expose itself anymore as you approach it.

Mr. Timmerman – I have a question about the materiality. Do you think there is going to be enough of a contrast? Looking at those renderings, the bronze portion looks to glimmer. There is almost a sheen to the renderings. That illustrates a nice contrast between the two colors. If you think there is enough contrast in those colors, maybe the story is how the sun hits that piece in your hand.

Mr. Nichols – I do think there is enough contrast. This product is about as light as you can get within this range. The orographic elevation shows a bright color. There are two criteria that helped us get comfortable. The first is that we spent some time with it. The second is that I am fine with some subtlety. That is subjective: both with the repetition of penetrations of the dots. With the length of the pathway, it has that "Great Wall of China" effect. The width is nothing substantial. Those two conditions favor whatever pairing there. It is a concern that has led us to abandon some other choices and get to this one.

Mr. Strange – When I first saw this project, I thought you were actually leaving a glass façade behind it. It actually became a screen for the elevator. It is pretty far along in the process to make a decision like this. I can imagine that at night with the elevator shaft behind it, it would be quite spectacular. My concern is that it is never going to look as bright as it does in the renderings. It is going to have shadows. That's my biggest skepticism. As far as interpretation, I don't mind that we have to figure it out for ourselves. There are a lot of things about The Mall we don't know about but can still enjoy about it.

Mr. Gastinger – I had a question about the mortar. Are you intending to have it raked back? Or would it come up to the face?

Mr. Nichols – It would be up to the face.

The second time we were here, we had some changes in the orientation of the brick. We're not showing it now. Given the limited size of our panels, we decided to let everything rise. There's no change in the materials.

Mr. Timmerman – What is the size of the brick?

Mr. Nichols – It is a modular brick.

Mr. Gastinger – You have the actual brick color. The renderings show some variation in the brick color.

Mr. Nichols – There is not an intended range. There's a little bit of texture.

Mr. Werner – I just wanted to offer something to bring to the discussion. I view as a sculptural element to be used as a part of the façade. Our guidelines don't give us a lot to work with in that regard. To work through some of the pertinent review, material, color, and scale; is it compatible with the Mall? Does this fit? Our guidelines introduce the idea of flexibility of new design. We want new and creative designs. We're not disturbing a historic structure. This isn't removing an element. We're trying to restore or rehabilitate. This is new and viewing it as such. The guidelines, for street level design, provide visual interest to the passing pedestrians. The brick, glazing, and typical pieces that we can look at are easy enough. I want to make sure we're using our guidelines and not getting into liking/disliking a sculpture. The other thought that I wanted to offer was that somebody who evaluates a sculpture has a title. I noticed that there was some discussion around the glass. I have included in the staff report of the discussion a

couple of years ago and the flexibility with the VLT. I wanted to balance this with the Design Guidelines. Those are some of the pieces that might be helpful.

COMMENTS FROM THE PUBLIC
No Comments from the Public

COMMENTS FROM THE BOARD

Mr. Gastinger – It has been interesting looking at the sample panel as we have been talking. The way this metal is deployed will be really dynamic in reflection of a wide range of colors in seeing greens, blues, and purples. It is not even outside yet. In actuality, you might think of it as dark/black. It's going to be quite vibrant in the way that it reflects the landscape.

Mr. Zehmer – Maybe we should consider it a curtain wall and not a sculpture. It is very sculptural. We have discussed whether some inscription. I like Mr. Strange's assessment of let it be what it is. People can self-interpret. If you want to have some kind of plaque, tuck it in the recess of the entryway so it has to be discovered. I am curious if there is a way to pinpoint/highlight where you're standing. It looks pretty neat. For me, it looks like a lightning strike, which is exciting. This is a façade that had a unique/modern adaptation to it a long time ago. That's in the spirit of this façade.

Mr. Timmerman – I agree with Mr. Gastinger in that the materiality is going to work very nicely. It is hard to see in the dark space. This mockup is a little misleading. The two materials are off from what they're going to be. I like the idea of subtly. It is such a neat idea. I want to make sure that there isn't an underwhelming effect with that subtly. You strike the right balance between less contrast but something that is imaginative and really strikes peoples' imagination as they walk by. Looking at the bronze at certain points where the light reflects really does that. It sounds like you looked at glass samples. There is this glass that has the foil back. I don't know if you would be interested in exploring a little more depth in the back. Not actually seeing the materials together, I am curious as to how the outside shell interacts with the back. Right now, it looks like a flat connection. I get what you're saying about separating those two. It would create a shadow line and it creates a totally different effect. I am excited about it as another innovation for The Mall. This kind of variation is wonderful.

Mr. Strange – It is interesting to go from this placelessness of the future to something that is so much about the place.

Mr. Lahendro – I will speak in support of it. I applaud the architect and the applicant for sticking with it and doing something interesting and persevering against a bit of our pushback in wanting to get more information and not taking the easy way out. I am in support of it.

Ms. Lewis – This is compatible with the guidelines and certainly meets the guidelines that I am looking at that govern new construction on the Downtown Mall. I do find that the rhythm and patterns of the exterior and solids to voids is found elsewhere on the Mall. The materials certainly meet the guidelines. They are noble. They are not discouraged by our guidelines. There is a verticality to both of the facades, South Street and The Mall. That is also called out in our guidelines. It is a façade and it is beautiful. It is a piece of art. It will be a wonderment. The 'space rocket' elevator was imagined in the 70s looking to the future. This looks to a past, a road from Richmond through the Blue Ridge Mountains. That is a past road. It will be beautiful to look at and walk around.

Mr. Gastinger – I have been in support of the project. It has been an elegant way of dealing with this challenge of giving this new façade. I really do appreciate that vertical composition on both streets. It is going to be a good contribution.

Motion – Mr. Lahendro – Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed façade alterations on the Downtown Mall and Water Street elevations at 310 East Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the Downtown ADC district, and that the BAR approves the application [as submitted], provided that the applicant adhere to the qualifications he made about the samples brought to the meeting and the types of patterns that will not be incorporated into the final design.
Mr. Bailey seconds motion. Motion passes (8-0).

3. **Certificate of Appropriateness Application**
   BAR 10-11-04
   123 Bollingwood Road, TMP 070022000
   Individually Protected Property
   Owner: Juliana and William Elias
   Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
   Project: Modifications to the west elevation

Jeff Werner, Staff Report – *Year Built: 1884 District*: IPP
Disney-Keith House, a vernacular farmhouse. Between 1923 and the mid-20th century, Arthur Keith's wife, Ellie Wood Keith, operated a riding academy here.* A barn, outbuildings, and stables immediately west of the house are no longer standing, but can be seen on the c1965 Sanborn Maps and 1966 aerial photo--see the Appendix. The existing garage south of the house was constructed in 1988.

Application
Request CoA to modify the west elevation of the rear addition: New sliding door and exterior stoop at the door. (The landscape plan, including other work on the property, is aspirational and included in the submittal for context only.) Note: In November 2021, the BAR reviewed a conceptual sketch of the proposed changes**.**

Discussion and Recommendations
Modifications to the west elevation: The existing door and window to the left (in the photos and elevations) are not in the historic photos and were added after/during construction of the small addition to the SW corner of the main house. (See the comparison photos in the Appendix.)

The City's landmark survey suggests the rear wing was added to the original, 1884 house, with that work completed in two stages, likely prior to 1923. Staff believes the rear addition (excluding the addition at the SW corner) likely dates to between 1894 and prior to 1907.

Staff suggests the alterations to the elevation should be allowed, within the framework of the design guidelines, and supports this request conceptually. With that, staff suggests BAR discuss whether or not the proposed sliding doors are appropriate, within the framework of the design guidelines.

The applicant's submittal makes clear the design intent for the proposed changes: To connect the interior and exterior with better views and accessibility to the entertainment terrace. The design is intended to emphasize a distinction between the older building fabric and the modern renovation, not to pretend that this work was part of the historic fabric**.**

* Typically, house additions are associated with growing households. The census data does not tell us when this house was expanded, but it does show how many people were living here. It is speculation only, but the census suggests the addition likely dates to between 1894 and 1907, when Lambert Disney and his family occupied the house.
o 1884: Frederick Wm. Disney constructs 123 Bollingwood.
o 1890 Census: Records are not available.
o 1894: Property given to Lambert Disney.
o 1900 Census: Lambert Disney and his nine children. (Disney's wife died in 1895.)
o 1907: Property sold to Stella Carver
o 1908: Property sold to Frank Thornton.
o 1910 Census: Thornton, his wife, and four daughters.
o 1919: Property sold to Henry Corbet.
o 1920 Census: Corbet, his wife, and two children.
o 1923: Property sold to Albert Bolling, then to Arthur Keith.
o 1930 Census: Keith, his wife, two children, and two servants.
o 1940 Census: Keith, his wife, and three children.

Jeff Dreyfus, Applicant – We were before the BAR in November with a concept sketch of this same small project. The response was favorable. Based on that, we have gone ahead and detailed the design to give you more nuance to what we're talking about and to ideally receive approval for this component of a larger plan that our clients have for the property. What you see here is a more recent new landscape plan for the property. The landscape architect will probably be before you next month with a version of this plan. We included it here so you can understand that the future context ideally of the sliding glass door we're talking about here. Relative to the project itself, you can see that Bollingwood Road is on the right. To the left is another parcel. Beyond that is Alderman Road. The sliding door is on the southwest/west elevation/southwest corner of the building. It is not seen from any public roads. It does currently open on to a bricked terrace. The future terrace will likely be bluestone. We're not asking for any approvals. We would certainly entertain any commentary that you all have about this landscape concept plan. I am not prepared to talk about it. The idea here is that there will be a small plunge pool and a large entertaining area outside of this part of the house. You can see that this wing of the house is the kitchen and the family dining area.

Next Slide

This is the elevation that we're talking about. It is interesting to see the evolution of the house, the telescoping additions here on the south end of the house. In the top left, you can even see a lean-to addition to the original farmhouse. The original farmhouse will be more exposed than some of the earlier photos. Outlined here in red is the location of the sliding door. On the right, we're really talking about taking over those two windows and the door and maintaining the existing head height, 6 foot, 8 inches on the interior of the building as is that current door. On the right of the window, that small enclosure is the electric meter. We are going to need relocate that as part of this project. That has not been figured out yet. That will need to be moved.

Next Slide

These are some of the older photos of the house. The top right is the image that we're talking about. On the original farmhouse, the lean-to is not yet in place in that photograph. Some of the first telescoping addition going out to the right is consumed by the lean-to that is added later. We have a series of not-original structures.

Next Slide

Here are the elevations: existing and proposed. With the proposed sliding glass door, we are working to minimize the amount of structure on the element. The idea here is to be distinctly different than the historic fabric of the house. In some of our earlier studies, we were looking at enlarging some of the openings on the original farmhouse on the left where the main living room is. The BAR was very opposed to modifying that façade. Our approach on this (the newer portions of the building) is to take a distinctly different approach and not pretend to be historic in any way, mimicking history, or trying to make it fit in. We're going to distinctly modern with a three panels, sliding glass door. The two panels on the left will stack with the panel on the right. You can see the alignments that we're going after with the left edge of the new unit aligning with the left unit of the window above it, similar to the one unit currently in its place, as well as the window on the right. Head height will mimic the existing door.

Next Slide

The house is currently grey, white, black shutters. The intent here is a metal surround that frames the opening, framed by a powder coated black seal surround. The sliding door system itself will likely be white. Black was a little ominous. It didn't look quite right. We like the way white does relate (colorwise) to other elements of the existing house. The third element in the composition is the stoop, which will be bluestone to match the bluestone terrace that we're showing here. The stoop stretches the width of the three panels. Compositionally, that's the most settling and gratifying. The step down to the terrace is at the two doors for a little bit asymmetry. It is still a little bit more modern than if the step were to go the full width of the stoop because only those two panels on the left are operable.

Next Slide

This is the head-on elevation. We will be repairing any and all of the siding to match the existing siding. The intervention will require underpinning some footings in the basement. When we come back, we expect that it will look simply like a surgical cut all the way around. The siding will be repaired.

Next Slide

This is a section through the sliding glass door with elements called out. We also include here a plan on the far right. You can see exactly how the interior lays out. This will actually straddle the kitchen and the family dining room.

Next Slide

We did include some of the precedent images that we showed the BAR in November. The idea in all of these is that this is a very modern intervention in a historic structure, not trying to pretend to be anything other than that.

Ms. Lewis – On the elevation concept where you show what this three panel window will look like, I can't figure out whether it is recessed or whether it is proud. If you at it on the left hand side, it definitely looks not recessed. On the right hand side, it looks like it is proud.

Mr. Dreyfus – The shadows are probably confusing. The reason the sliding door unit itself is just proud of the existing wall is structural. We are going to need to pour a new foundation and footing underneath there. We have studied the existing basement foundation. To put it in plane with the existing wall would

potentially compromise the foundation. In this instance, the window is just proud of the plane of the existing wall. Beyond that, the metal surround is 8 inches proud of the wall. The window unit is about 4/4.5 inches deep. The metal surround is another 3.5/4 inches proud of the wall.

QUESTIONS FROM THE PUBLIC
No Questions from the Public

QUESTIONS FROM THE BOARD

Mr. Timmerman – I have a question about the screening systems. Is that going to be integrated?

Mr. Dreyfus – There is a screen system that is integral to the frame. It disappears when it is not in use. It actually folds into the frame when the doors are closed. When the doors are open, you can pull the screen out of the frame. It actually attaches to the operable window edge. It is a German system and beautifully engineered.

COMMENTS FROM THE PUBLIC
No Comments from the Public

COMMENTS FROM THE BOARD

Ms. Lewis – How old are the windows that we're demolishing in order to accomplish this?

Mr. Dreyfus – I am not sure any of us are clear when these additions came. I know that staff did some research. I don't know that any of us were able to discern when these additions came.

Mr. Werner – From the census data, there was a house built. Mr. Disney built the house.

Ms. Lewis – The staff report says that you believe the rear addition, excluding the addition to the southwest corner likely dates between 1894 and prior to 1907.

Mr. Werner – Yes. That is from the aerial photos. Nothing is clear.

Mr. Watkins – This is the one historic photo that we have. I imagine that it was taken in the 70s. It shows the elevation in question. It is possible that these two windows on the first level are the two windows in question. A door has been inserted since then. These might be different. It is hard to tell. There has been this lean-to addition that consumed this space.

Mr. Dreyfus – The one on the second story has been moved. It has a larger number of divided lights.

Mr. Watkins – There have definitely been several different changes of just the apertures on this elevation.

Jeff Elias, Owner – There are some original windows on the main portion under the single pane. The windows that we're talking about are double pane windows. They're different in the photo.

Mr. Timmerman – When they moved window A, they also moved window B.

Mr. Dreyfus – The lower window is still even closer to that line #4. Both of those windows to the left of the yellow line are further right than that earlier photograph.

Mr. Gastinger – I felt comfortable that these windows would be removed. It did not seem to be that they were either, definitively original nor really critical to the buildings overall design or detailing. They are not visible from the street. I am in support of this project. I feel that it is an elegant solution that distinguishes the contemporary addition to the historic fabric.

Mr. Timmerman – I agree. I am in support of it. It is an elegant solution in the way that it clearly contrasts with this historic fabric. There are some nice moves to relate to it. It improves the composition of that elevation. It will be a nice addition for that house. It will provide light for the owners.

Mr. Bailey – I also think it is an elegant solution. I am a little amused by the addition of the extra shudder on the story above it.

Mr. Gastinger – Mr. Dreyfus asked us if there was any guidance on the landscape plan since they will be presenting it shortly. Personally, I find it in keeping of the many ways that this landscape has been manipulated over the years. I don't find anything particularly objectionable or out of line with our guidelines.

Motion – Mr. Zehmer – Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed alterations at 123 Bollingwood Road satisfies the BAR's criteria and is compatible with this IPP and that the BAR approves the application as submitted.
Mr. Lahendro seconds motion. Motion passes (8-0).

D. Other Business

Staff Questions/Discussion

- There was a previous project that members of the BAR had been receiving emails about. Staff went over the purview of the BAR. The BAR does not have purview over zoning. The members of the BAR do not need to respond to the applicant.

E. Adjournment

The meeting was adjourned at 7:01 PM.

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
July 19, 2922 – 5:00 PM
Hybrid Meeting – City Space

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Breck Gastinger, James Zehmer, Jody Lahendro, Cheri Lewis, Ron Bailey, Hunter Smith
Staff Present: Patrick Cory, Jeff Werner, Robert Watkins, Remy Trail
Pre-Meeting:

Ms. Lewis staff about the details regarding the Downtown Mall possibly being added to the National Registry. Mr. Watkins provided details regarding the meeting that occurred on Monday.

Mr. Zehmer had questions regarding the Preston Place, Court Square, and 14th Street COA applications on the Consent Agenda. Members of the BAR discussed those items on the Consent Agenda. After discussion, the Court Square and 14th Street COA applications were kept on the Consent Agenda. The Preston Place COA will remain on the Consent Agenda. It could be pulled following Public Comments.

The BAR is going to be meeting at 4 PM at the Levy Building site to examine the building materials for the Courts Project for the regular August BAR meeting or a special BAR meeting on August 31st.

The meeting was called to order at 5:31 PM by the Chairman.

A. Matters from the public not on the agenda

The BAR received comment from Paul Wright in regards to the Certificate of Appropriateness application for 605 Preston Place. He'd like to see details on how deep the proposed balconies will be.

Beth Turner also spoke about 605 Preston Place. She asked the BAR to not allow the proposed changes to the building and to not allow more balconies. Balconies create noise and reduce privacy.

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Meeting Minutes September 21, 2021

2. **Certificate of Appropriateness**
   BAR 22-06-02
   636 Park Street, TMP 520113000
   North Downtown ADC District (contributing)
   Owners and applicants: Jennifer and Blakely Greenhalgh
   Project: Rooftop solar panels

3. **Certificate of Appropriateness**
   BAR 22-06-03
   500 Court Square, TMP 530096000
   North Downtown ADC District (contributing)
   Owner: Monticello Hotel Event & Receptions LLC; 500 Court Square LLC
   Applicant: Caitlin Byrd Schafer, Henningsen Kestner Architects
   Project: South addition--window replacements and fire escape alterations

4. **Certificate of Appropriateness**
   BAR 22-07-02
   123 Bollingwood Road, TMP 070022000
   Individually Protected Property
   Owner: Juliana and William Elias
   Applicant: Gabrielle Sabri / Grounded LLC Project: Landscaping plan
   Link: http://weblink.charlottesville.org/public/0/edoc/799485/2022-07_123%20Bollingwood%20Road_BAR.pdf

5. **Certificate of Appropriateness**
   BAR 22-07-04
   207 14th Street, TMP 090070100 Rugby Road-University Circle-Venable ADC District
   Owner: University Hotel Management, LLC
   Applicant: Bill Chapman
   Project: Exterior alterations

6. **Certificate of Appropriateness**
   BAR 22-07-03
   605 Preston Place
   TMP 50111000 IPP and Rugby Road-University Circle-Venable ADC District
   Owner: Neighborhood Investment – PC, LP
   Applicant: Kevin Riddle, Mitchell Matthews Architects
   Project: Modify windows in new apartment building (CoA approved October 2021)

Ms. Lewis moved to approve the Consent Agenda – Second by Mr. Lahendro – Motion passes 6-0.

C. Deferred Items
None

D. New Items

7. **Certificate of Appropriateness**

BAR 22-06-04
517 Rugby Road, TMP 050046000
Rugby Road-University Circle-Venable Neighborhood ADC District (contributing)
Owner: Alumni of Alpha Mu, Inc.
Applicant: Garett Rouzer, Dalgliesh Gilpin Paxton Architects
Project: Porch repair and alterations and window sash replacements

Request CoA to remove the non-historic decks flanking the front porch, re-construct the roof of the front porch, and replace all non-historic sash with Marvin sash replacement kits (new sash within frame inserts; existing wood frames and exterior trim to remain).

Motion – Mr. Zehmer – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the front porch repair, removal of non-historic porch wings, and window sash replacements at 517 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road - University Circle - Venable Neighborhood ADC District, and that the BAR approves the application as submitted.
Jody Lahendro seconds motion. Motion passes (5-0).

8. **Certificate of Appropriateness**
BAR 22-06-05
159 Madison Lane, TMP 090145000
The Corner ADC District (contributing)
Owner: Montalto Corporation
Applicant: Jack Cann, Montalto Corporation
Project: Install brick infill panels (and other repairs to south porch)

Request CoA to infill with brick the three, basement-level windows at the front of the porch.

Link: http://weblink.charlottesville.org/public/0/edoc/799486/2022-07_159%20Madison%20Lane_BAR.pdf

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed infill of three masonry openings and other repairs noted at 159 Madison Lane satisfy the BAR's criteria and are compatible with this district and that the BAR approves the application as submitted with the condition that the coursing, brick color and mortar be matched as closely to the historic as possible, and that the brick infill be set back several inches from the plane of the porch floor. Mr. Bailey seconds motion. Motion passes (5-0).

9. **Sign Permit – BAR Consent for Design Approval**
BAR 22-06-01
550 East Water Street Suite 101, TMP 530162302
Downtown ADC District (contributing)
Owner: Downtown Office, LLC
Applicant: Kyle Gumlock, Gropen, Inc.
Project: Install pole sign

Motion – Ms. Lewis – Cheri Lewis: Having considered the pertinent sections of the City Code and the ADC Design Guidelines for Signs and per City Code Sec. 34-1041, I move the BAR

concur with staff on the administrative approval of the design review component of the sign permit application for a pole sign at 550 East Water Street with the following conditions:
• That the vertical post supporting the sign be set back equally with the first vertical post of the bike rack
• That the pole sign design match the wall sign in lettering and background color
• That this approval is explicitly for this one pole sign. Any future applications for pole signs for this building need to be submitted with a signage package for the entire parcel.
Ron Bailey seconds motion. Motion passes (5-0).

10. **Certificate of Appropriateness**
BAR 22-06-06
0 Preston Place (also 508 and 516 Preston Place),
TMP 050118001, 050118002
Rugby Road-University Circle-Venable ADC District
Owner: Steve & Sue Lewis
Applicant: Leigh Boyes
Project: New residence

CoA request to construct a new single-family residence and attached garage on vacant parcels.

Link: http://weblink.charlottesville.org/public/0/edoc/799484/2022-07_0%20Preston%20Place_BAR.pdf

Motion – Mr. Bailey – Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed single-family house and garage at 0 Preston Place satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application with the following conditions:
• That the stone being repurposed for new walls be differentiated from the existing stone site retaining walls.
Ms. Lewis seconds motion. Motion passes 4-1 (Lahendro opposed).

11. **Recommendation to City Council – IPP Designation**
BAR 22-07-01
415/415-B 10th Street NW, TMP 4046000
Owner/Applicant: Dairy Holdings, LLC
Former church, parish hall, and rectory for Trinity Episcopal Church
Request for designation as an *Individually Protected Property*

Motion – Mr. Lahendro - Having reviewed the criteria for designation of Individually Protected Properties per City Code Section 34-274, I move the BAR recommend that City Council approve the request to designate 415/415-B 10th Street NW (Parcel 4-46) an Individually Protected Property.
Ms. Lewis seconds motion. Motion passes 5-0.

H. Other Business

12. **Updates**

Review of Courts Expansion

- Meeting August 16th at Levy Building for Pre-Meeting at 4:00 PM.

Zoning Rewrite

- Mr. Schwarz (former BAR Chair) has been appointed to Planning Commission.

Downtown Mall – update on VLR/NRHP nomination

13. Staff Questions

- Current positions on BAR – Licensed Architect and Historian.
- Possible Return to Normal Operations at City Hall.

I. Adjournment

The meeting was adjourned at 8:13 PM.

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
August 16, 2022 – 5:00 PM (4:00 PM at the Levy Bulding)
Hybrid Meeting – City Space and Levy Building

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: James Zehmer, Jody Lahendro, Breck Gastinger, Cheri Lewis, David Timmerman (4:00 PM Levy Building), Ron Bailey (City Space)
Staff Present: Patrick Cory, Robert Watkins, Jeff Werner, Remy Trails
Pre-Meeting:

The applicants Walter Harris (Albemarle County Project Manager), Steve White, and Eric Amtmann (Frentress Architects) presented the different brick colors and mortar to members of the BAR at the Levy Building. The applicants presented three different brick and mortar colors to compare with the current bricks on the Levy Building.

There was a discussion regarding the open spots on the BAR. There is a need for an architect, historian, and a representative from the Planning Commission. There is an active recruiting for these open positions on the BAR.

Item 6 on the Agenda has been removed. It will be approved administratively by staff.

There was discussion regarding the other items on the Agenda in front of the BAR tonight.

A separate COA is going to be submitted for the color palate for the new courthouse building. The COA on the meeting agenda is going to be for the design of the new courthouse. There will be a special BAR meeting on August 31, 2022 to discuss the color palates of the bricks.

The meeting was called to order at 5:31 PM by the Chairman.

A. Matters from the public not on the agenda
No Public Comments from the Public

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Meeting Minutes October 19, 2021
Ms. Lewis moved to approve Consent Agenda – Mr. Zehmer second the motion – Motion passes 6-0.

C. Deferred Items

2. Certificate of Appropriateness
BAR 21-07-05
350 Park Street, TMP 530109000 and 530108000
North Downtown ADC District
Owner: City of Charlottesville and County of Albemarle
Applicant: Eric Amtmann, DGP Architects [on behalf of Albemarle County]
Project: New courthouse building (at Levy Building)
Note: *Courts expansion: If necessary, discuss possible Special Meeting Aug 31?*

CoA request for construction of an addition to the Levy Building and new construction related to the expansion of the City-County Courts Complex.

Link: http://weblink.charlottesville.org/public/0/edoc/799518/2022-08_350%20Park%20Street_BAR.pdf

Motion – Mr. Bailey – Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed courts expansion project at the Levy Building satisfies the BAR's criteria and is compatible with the North Downtown ADC District, and that the BAR approves the application as submitted, including the proposed brick size and coursing, with the condition that a further CoA be submitted in which the BAR considers the building's material palette, including the colors of the brick and trim, before the project moves forward.
Ms. Lewis seconds motion. Motion passes (6-0).

D. New Items

3. Certificate of Appropriateness
BAR 22-08-01
Downtown Mall
Downtown ADC District
Owner: City of Charlottesville
Applicant: Riaan Anthony, Parks and Recreation
Project: Install grates at three mall fountains

Request CoA for the installation of metal grates, painted black, t the three (3) small fountain on the Downtown Mall: • between 2nd Street West and 1st Street, • between 2nd Street East and 3rd Street East, • between 4th Street East and 5th Street East. Installation of the grates is in response to concerns regarding pedestrian safety on the Downtown Mall and potential liability relative to provisions of the Americans with Disabilities Act (ADA). The grates (painted black) will be installed flush with the brick pavers, set on metal brackets anchored to the fountain's granite blocks and are intended to be permanent. The grating is constructed of 1" x 3/16" slats, spaced 1/2" apart on perpendicular metal rods. (Note: At this time, no related or similar alterations have been proposed for the fountain at Central Place.)

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including City Design Guidelines for Public Design and Improvements, I move to find that the proposed fountain grates do not satisfy the BAR's criteria and are not compatible with the Downtown Mall and the

Downtown ADC district, and that for the following reasons the BAR denies the application as submitted:
• The application violates the following guideline from Chapter IV of the ADC District Design Guidelines:
B. Plazas, Parks & Open Spaces
1. Maintain existing spaces and important site features for continued use consistent with the original design intent.
• That the proposed design is inconsistent with the original Halprin design intent for the fountains because the grates obscure the sight and sound of the basin, and that the grates could cause additional water splashing that has not been considered.
Jody Lahendro seconds motion. Motion passes (6-0).

4. **Certificate of Appropriateness**
BAR 22-08-02
800 East Market Street, TMP 530160000
Downtown ADC District (contributing property)
Owner: City of Charlottesville
Applicant: Scott Hendrix, Facilities Development Division
Project: Roof replacement, Key Recreation Center

Request for CoA to repair/replace roof, including the slate roof and the membrane roofs behind the parapet walls. Any necessary trim repairs will match existing. (See images in Appenddix.) Note: While this is being reviewed as a CoA request, Facilities Development has stated this is intended as a preliminary discussion and they seek from the BAR recommendations, suggestions, and any questions related to the options available. With that, staff anticipates the matter will be deferred following the discussion.

Link: http://weblink.charlottesville.org/public/0/edoc/799515/2022-08_800%20East%20Market%20Street_Preliminary%20Discussion.pdf

No action was taken.

5. **Certificate of Appropriateness**
BAR 22-08-03
210 West Market Street, TMP 330271000
Downtown ADC District (contributing property)
Owner: McSwain Properties LLC
Applicant: Jeff Dreyfus, Bushman Dreyfus Architects/ Heirloom Development, LLC
Project: Building demolition

Request for the demolition of existing commercial building.
From applicant's submittal: 210 West Market Street presents an opportunity for the City to further its stated goals for the Downtown Mixed-Use Corridor of increased commerce and additional housing in the entertainment and employment center of our town. Looking at the current and future expansion of Charlottesville, the BAR must identify opportunities for accommodating growth in ways that are sensitive to our historic urban fabric by protecting important structures in our cultural and urban development while recognizing that some old buildings must be allowed to be taken down to make way for the future. With that in mind, the BAR approved demolition of the neighboring structure at 218 West Market Street in 2019. Approval to demolish 210 West Market Street would be consistent

with the BAR's previous action, serving the long-term greater good to the City by making way for increased density on the site, rather than maintaining the existing structure with its suburban model of parking between the street and the building

Link: http://weblink.charlottesville.org/public/0/edoc/799514/2022-08_210%20West%20Market%20Street_BAR.pdf

Motion – Ms. Lewis - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition of 210 West Market Street satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted.
Staff approval of the demolition permit [when that application is submitted] is contingent upon:
• Applicant providing for the BAR record documentation of the existing building. In addition to the photos provided, documentation will include dimensioned floor plans and elevations.
• An approved building permit for construction of the new building.
Mr. Lahendro seconds the motion. Motion passed (6-0).

E. Other Business

6. **Preliminary Discussion**
921 Rugby Road, TMP 020072000
Rugby Road HC District
Owner: Grave and John Coleman
Applicant: Keith Scott, Rosey Architects
Project: Shed demo, landscape alterations
    - Staff presented the project to the members of the BAR. The property does lie within a Conservation District.
    - Staff can review projects administratively through permission from the BAR.
    - There was discussion on whether there were any guidelines within the Conservation Guidelines that staff would have to get permission from the BAR.
    - Members of the BAR expressed support for the proposed project.
    - Ms. Lewis did bring up the upcoming changes that are going to be made through the zoning ordinance rewrite and future density.

Link: http://weblink.charlottesville.org/public/0/edoc/799522/2022-08_921%20Rugby%20Road_Preliminary%20Discussion.pdf

The Following items were removed from the Agenda.

7. **Staff questions/discussion**
612 Locust Avenue, TMP 510039000
Martha Jefferson HC District
Project: Shed/garage demo

311 East Market Street.
Downtown ADC District
Project: Foundation vents

F. Adjournment
The meeting was adjourned at 8:56 PM

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
September 20, 2022 – 5:00 PM
Hybrid Meeting – City Space

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Cheri Lewis, James Zehmer, Carl Schwarz, Breck Gastinger, Ron Bailey, Tyler Whitney, David Timmerman
Staff Present: Patrick Cory, Jeff Werner, Remy Trail
Pre-Meeting:

There was discussion with the 0 Third Street Northeast preliminary discussion.

There was discussion around receiving materials, messages, and comments before the start of BAR meetings.

Staff went over the items on the agenda. The discussion was over the 1301 Wertland project and the need for a formal Certificate of Appropriateness Application. The applicant for 0 Third Street Northeast is looking to possibly get the project onto the October BAR meeting agenda. There was discussion regarding public comments during preliminary discussions.

The meeting was called to order at 5:30 PM by the Chairman.

A. Matters from the public not on the agenda
No Public Comments

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Meeting Minutes – November 16, 2021

Mr. Schwarz moved to approve the Consent Agenda (Second by Ms. Lewis) – Motion passes 7-0.

C. Deferred Items
NA

D. New Items

2. **Certificate of Appropriateness**
BAR 22-09-01
608 Preston Avenue, TMP 320014000
Individually protected Property
Owner: King Lumber Partners, LLC
Applicant: Bradley Kipp/Random Row Brewery
Project: Random Row Brewery – enclosed patio area

CoA request for the construction of a metal canopy at the front (northeast) elevation of annex building. Canopy will be supported by 6 steel I-beams that match I-beams at present front entrance as well as those supporting smaller canopy at building rear. Canopy will be clad in metal tuff-rib panel.

Link: http://weblink.charlottesville.org/public/0/edoc/800288/2022-09_608%20Preston%20Avenue_BAR.pdf

Motion – Ms. Lewis – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed patio canopy at 608 Preston Avenue satisfies the BAR's criteria and is compatible with this property and other Individually Protected Properties, and that the BAR approves the application as submitted with the condition the colors will match the information provided by the applicant [1], the gutters and downspouts will be black, and staff will review the building permit drawings for consistency with this CoA [2]. Mr. Bailey, second. Motion passes 6-0.

3. **Certificate of Appropriateness**
BAR 22-09-02
113 West Main Street, TMP 330259000
Downtown ADC District
Owner: West Mall, LLC
Applicant: Ben Wilkes/United Way
Project: Mural

Link: http://weblink.charlottesville.org/public/0/edoc/800287/2022-09_113%20West%20Main%20Street_BAR.pdf

Motion – Mr. Bailey - Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and Public Design and Improvements, I move to find that the proposed mural at 113 West Main Street satisfies the BAR's criteria and is compatible with this property and other properties in the Downtown ADC District, and that the BAR approves the application as submitted; however, omitting the QR code and pie chart [at the lower section of the mural]. Mr. Zehmer, second. Motion passes 6-0.

Discussion following the second of the above motion.

4. **Certificate of Appropriateness**
BAR 22-09-03
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Roger and Jean Davis, Trustees
Applicant: Kevin Schafer/Design Develop
Project: New apartment building/existing Wertenbaker House c1830

Link: http://weblink.charlottesville.org/public/0/edoc/799369/2022-02_1301%20Wertland%20Street_Preliminary%20Discussion.pdf

Applicant requests a deferral to a future BAR meeting – Motion to Accept Deferral – Ms. Lewis – Second by Mr. Gastinger.

5. **Certificate of Appropriateness**
   Preliminary Discussion (no action to be taken)
   BAR 22-09-04
   0 3rd Street NE, TMP 330020001
   North Downtown ADC District
   Owner: Scott Loughery
   Applicant: Candace Smith, Architect
   Project: New residence on vacant lot

   Link: http://weblink.charlottesville.org/public/0/edoc/800285/2022-09_0%203rd%20Street%20NE_Preliminary%20Discussion.pdf

E. Other Business

6. **Preliminary Discussion**
   Discussion: No action to be taken.
   Modifications to approved façade.
   BAR 20-11-03 (December 2021- approved CoA)
   612 West Main Street (also 602-616), Tax Parcel 290003000
   West Main ADC District
   Owner: Heirloom West Main Street Second Phase LLC
   Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
   Project: Construction of a mixed-use building

7. **Staff questions/discussion**
   Church Solar Panels
   32 University Circle – 1940s Metal Windows

F. Adjournment

The meeting was adjourned at 10:07 PM.

BAR MINUTES
CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
Regular Meeting
October 18. 2022 – 5:00 PM
Hybrid Meeting – City Space

Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom and in person at City Space. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves, and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

Members Present: Tyler Whitney, James Zehmer, Ron Bailey, Carl Schwarz, Breck Gastinger, Cheri Lewis, David Timmerman
Staff Present: Patrick Cory, Remy Trail, Jeff Werner
Pre-Meeting:

There was no Pre-Meeting.

The meeting was called to order at 5:30 PM by the Chairman.

A. Matters from the public not on the agenda
No Public Comments

B. Consent Agenda (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Meeting Minutes – December 21, 2021 Meeting

Mr. Zehmer moved to pass Consent Agenda – Second by Ms. Lewis – Motion passes 7-0.

C. Deferred Items

2. Certificate of Appropriateness
BAR # 22-09-04
0 3rd Street NE, TMP 330020001
North Downtown ADC District
Owner: Scott Loughery
Applicant: Candace Smith, Architect
Project: New residence on vacant lot

Link: http://weblink.charlottesville.org/public/0/edoc/800298/2022-10_0%203rd%20Street%20NE_BAR.pdf

Motion – The Applicant requests a deferral – Motion to accept deferral – Mr. Gastinger – Second by Mr. Schwarz – Mr. Schwarz. Motion passes 7-0.

3. **Certificate of Appropriateness**
BAR # 22-09-03
1301 Wertland Street, TMP 040303000
Wertland Street ADC District
Owner: Roger and Jean Davis, Trustees
Applicant: Kevin Schafer/Design Develop
Project: New apartment building/existing Wertenbaker House c1830

Link: http://weblink.charlottesville.org/public/0/edoc/800290/2022-10_1301%20Wertland%20Street_BAR.pdf

Applicant requests a deferral – Mr. Bailey moves to accept deferral – Second by Mr. Bailey – Motion passes 7-0.

D. New Items

4. **Certificate of Appropriateness**
BAR # 22-10-01
1109 & 1121 Wertland Street (1025-1213), TMP 040305000
Wertland Street ADC District
Owner: Neighborhood Investments--WS
Applicant: Richard Spurzem
Project: Rehabilitate exterior siding and trim

Request CoA to remove the existing siding and trim to expose original wood below. Then, as needed, repair existing or replace with wood material.

Link: http://weblink.charlottesville.org/public/0/edoc/800291/2022-10_1109%201121%20Wertland%20Street_BAR.pdf

Motion – Mr. Schwarz - Having considered the standards set forth within the City Code, including City Design Guidelines for ADC Districts, I move to find that the proposed exterior rehabilitations at 1109 and 1121 Wertland Street satisfy the BAR's criteria and are compatible with this property and other properties in the Wertland Street ADC District, and that the BAR approves the application as summited, with the following modifications and/or conditions
• If replacement of potions of the exposed siding and trim is necessary, the new will match the dimensions and scale, including the exposure dimension of the siding and general profile of any trim components.
• Owners and contractor shall consult with City staff regarding unsalvageable original materials and selecting appropriate replacement material.
• Applicant to provide for the BAR record progress photos of the work, including the original material and of the project upon completion.
Mr. Zehmer, second. Motion passed 6-0.

5. **Certificate of Appropriateness**
BAR # 22-10-02
101 East Jefferson Street, TMP 330190000
North Downtown ADC District (contributing)
Owner: First United Methodist Church
Applicant: William L. Owens, AIA
Project: Install rooftop solar panels

Jeff Werner - [summarized Staff Report]

William Owens, Applicant – I am the architect shepherding the project for First United Methodist Church. I am also a trustee of the church. The church has received an offer of a sizeable donation to add solar panels to the building and to reduce the church's electrical demands as part of an ongoing green initiative at the church. The church's goal is to cover at least 50 percent of their yearly electrical expenses at a savings of about $10,000 to $15,000 per year through the use of solar panels. The photo simulations, you have been provided, show the number and placement of solar panels as estimated by Tiger Solar as best to achieve this goal. The church would like to have an understanding of what the city and BAR would approve visually for the placement of panels on the existing roof. The roof surfaces of the church are not visible from the surrounding block except for the church's own parking lot and directly in front of their courtyard. Only those at a distance and elevated will be able to see the solar panels. I also provided information on how the roofer would propose to attach the solar panel rack system through the existing slate roof. All electrical connections would be made through the attic or basement, except for a single conduit running up the back panel array and down the north face of the steeple to the existing electrical service in the courtyard. The church is more than happy to provide the city additional details on the design of the system as it is engineered. They would have a sense to what extent they would be permitted to have panels on the roof surfaces before going through the time and effort to have the system designed.

QUESTIONS FROM THE BOARD

Mr. Schwarz – The photo simulations you are showing us, that's what you would like to do?

Mr. Owens – Yes. That is what Tiger Solar is telling us would maximize the solar gain for the project. It is around 200 [to] 220 panels. It is not totally defined. The goal was to reduce the church to as close to net zero as possible. We're still working through the numbers on kilowatt hours. We have everything from at least 50 percent up to 75 percent, depending on where we place them. This is the estimate based for solar design, where they should be. The initial submittal to staff showed them on the portico roof that I had corrected immediately. Hopefully, you have the newer submission, which has them removed from the portico and put on the back courtyard roof.

Mr. Gastinger – I have a question about the mounts that was included in the packet. How often do those need to be in use? Are they essentially at the corner of every panel?

Mr. Owens – My understanding is that the panels mount on a continual channel. These mounts would be every six feet to support this continuous channel. Once we have a sense of where this is going to go, we will work with the roofer on what is involved. We have an obligation to this donor to see this through. They have specifically pledged this money for this specific idea.

Mr. Timmerman – Last time, somebody had a good idea of potentially locating the panels in the parking lot on the northeast side. Has that been looked at as a potential option as a way of taking some of the panels off the roof/off the slate?

Mr. Owens – No. I am not sure what is meant by that.

Mr. Timmerman – I have been in car parks where there is a framework. The panels mount overhead ten feet up and angled in a way to catch the sun's rays. They also create some shading for the cars.

Mr. Owens – My presumption would be that would be less desirable than disguising them on the roof. We haven't really explored that. I guess it is something we can talk about.

COMMENTS FROM THE BOARD

Mr. Gastinger – We should break this into two parts. I am guessing there are two major considerations. One is the impact on the historic district and the roofline of the structure. The second consideration being the detail and the issues relative to the preservation of the slate. Let's talk about the first one. Are there questions or concerns about the panels' installation relative to the historic district or to the roofline?

Mr. Zehmer – Within the guidelines under Rehabilitation, Section G-Roof, Note-8, place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings. We need to determine whether the main roof of the sanctuary is a character defining roof. We need to get over that hurdle first. I would argue that it is the main roof of the building. I also think they have a valiant goal. If there are ways we can help them achieve it, we should.

Mr. Schwarz – The fact is that it is not really visible from anywhere within close proximity. It is a character defining roof. You have to be standing back pretty far to see the roof. I agree with them not putting them on the portico. Anywhere else would be acceptable to our guidelines. I also do not believe it will change the profile of the roof to obscure any massing of the building. They are so relatively flat to the roof. I think that helps.

Mr. Gastinger – That slim profile is important to me. It doesn't seem like it is going to really substantively change the profile against the sky or the roof itself. In an ideal world, they might be tiles. In some day, they might be tiles. I really wouldn't think there would be an issue with it. For me, I don't think it has an adverse impact on the district or the structure from a profile standpoint.

Mr. Timmerman – I felt that way last month when I was looking at all of the street views. You can't really see them. I guess looking at this image of the solar panels on a fairly identifiable historic building has changed my mind. In keeping with the standards, the minor buildings are one thing. The next time we see this shot, are we prepared to see the oldest churches in the downtown with that roof covering? For me, it comes down that I am more concerned about the material of the roof, the damage they could potentially do. I am concerned about having a viable, really durable material in the slate, and doing something to it that will adversely affect it.

Mr. Bailey – I practically walk by the church every day. I have never noticed the roof. I don't think it is character defining in that sense. It is an old, durable roof. If the church is not worried about the fact that it may break down, why should I worry about it?

Mr. Whitney – I would be in favor of proceeding with the solar panels and letting the church go the route of installing it. If it is visible, it is something of the church in a forward thinking direction. Since it is not visible by most viewpoints, I don't see any reason why they shouldn't proceed going with the solar panels.

Mr. Gastinger – Let's talk about the potential risk to the slate. The city recently explored replacing the slate on Key Recreation Center. We went through an enlightening discussion about the care and repair necessary and the state of slate supply currently in the market. This was a recent conversation we have had amongst the BAR.

Mr. Zehmer – You know that the Buckingham slate has dried up in the quarry. It is really difficult to get these days. The message is to be cautious. It seems to me that this is an installation method that would potentially do a lot of damage to the roof; not just for cutting the slate with the grinder and popping that slate that you need for each of these mounting points. The fact is that the installer is going to be walking all over your slate roof. The potential to break slate is very high. I say that as a cautionary note and having worked on slate roofs. There is a lot of caution that would go behind this. It would behoove you all to do some research and see if there are other slate roofs that this company has worked on and can show you where they have successfully installed the solar panels. Go see those projects so you can rest assured that they can do a good job. Talk to their clients as well as the contractor to make sure the client was happy with the job. It might be worth exploring within your parking areas. It might be where a solution is actually less expensive than going on the roof. It might be worth exploring. If you can find something else that might be acceptable and is less expensive and meet your energy goals, maybe that is a 'win-win.'

Mr. Bailey – Would you be willing to watch a solar farm built next to the church in a historic district?

Mr. Zehmer – I am not over the fact that it is a character defining roof. It is the main roof of the main part of the sanctuary.

Mr. Timmerman – For me, it would depend on the design of it. I think you can design something in a reasonable way. The parking lot, as it sits right now, is pretty empty.

Mr. Owens – We would have to elevate it to get around the trees. That's the advantage of the sanctuary since it is up high.

Applicant #2 – Ten feet off the ground is not going to do it. We have another building. There is a 6 foot rock wall with a big house. It has shade. To get it through approval down there, there are a lot of things there.

Mr. Werner – If this was an asphalt roof, I probably would have had this on the Consent Agenda. Breck asked the right question. "What is our charge?" I am probably speaking more from my years in construction than necessarily from the guidelines. It is appropriate for the BAR to be asking that question. I don't know.

Mr. Gastinger – I think that we would agree that the slate roof is a character defining feature of this church. If the proposal was to take the slate off and sell it to the city for Key Recreation Center, I don't think we would approve that. We do have a role in trying to steer towards the protection of that roof and the protection of that detail in materiality. As citizens, we want to make sure that you do that, look at this material carefully. It obviously may save the congregation money in the long term. We don't want it to be a risky move that could cause other headaches down the road. I wish there was a system that allowed for fewer penetrations. It seems like a very labor intensive and detailed installation on a delicate surface. I would also note, as someone who sits on a church board, if that risk is seen as too high, I would encourage

you to think creatively about the strength of having a congregation. There are maybe things that you can do at the congregation scale of many residences throughout the city that could have as much or bigger impact overall.

Mr. Timmerman – I am looking at the parking lot. There's a pretty clear view of the west side of the main roof.

Mr. Schwarz – A question for the installer: If the technology changes and you want to take these off and put a different panel on, what is the process of putting the slate back? It looks like you're replacing more than just one slate. If you took one of these mounts off, how many slates are damaged, destroyed, removed, or would have to be to put a new slate back in that spot? What would be the scale of replacement should the solar panels have to be removed?

Mr. Owens – I wasn't completely thrilled with the system and with the penetrations that were involved. I couldn't get as much participation from the roofer as I wanted (ahead of time) to resolve this. I would pursue it myself. I would much rather see something that was removable that replaced the slate and the slate could be salvaged in theory and then put back rather than damaging a slate by doing it. That's something we haven't resolved. We're here because we have a specific obligation to us. The donor is wanting to give a large amount of money for this specifically (yes or no) to see that out. We're trying to respond back to them, as a first step here. We will work out the details to what you think is warranted to make you all comfortable with what we're doing. I certainly do understand. A lot of this could have been addressed by the solar company and the roofer. We could have hashed out something to save us a second visit. I agree with some of your comments in theory.

Applicant #2 – We want that roof. We're not going to do something that we feel and we can't prove that it is going to be done properly. We intend to keep the roof. We have no reason to think that it is going anywhere else. The engineering and the research is going to be done. We don't want to do it and come here and say we can't put solar panels on a roof. Construction is slammed. It still is slammed in Charlottesville. Once we get the 'go ahead,' we can roll. We will not put it on that roof if it is going to delay or hurt the life of that roof.

Mr. Gastinger – I am sure that you are more worried about that than we are.

Applicant #2 – We have to deal with the leaks. We have enough of them. We understand. We're making arrangements that we're not going to put the panels straight through without any way to walk between them. We have to get to them. Slate contracts and expands all the time. We're going to have to get behind those panels to fix it. We will make arrangements. We're going to do that without taking the whole roof off. We have thought through things. We know what we have to do. We certainly expect to be convinced in our own mind that this is going to be done and the roof will be lasting. If we can't, the solar panel might go away.

Mr. Gastinger – I felt generally that there was consensus that the panels could be placed on this roof without adverse effect to the historic district or the building because of its low profile. What I heard is that we have concerns about the slate. There is some openness if we had more information. You feel like this is going to protect the roof. That is something we would be prepared to support. It might be that there is a different system. It might be there is someone who has a direct experience with that installation. Generally, this Board supports your effort and just wants to make sure we can do what we can to support you doing it the best way possible.

Mr. Schwarz – It sounds like there are four of us tonight that seem to be supporting this idea. One person, who left earlier, denied a previous solar panel application. It might be closer than what it looks.

Mr. Gastinger – I would also note that, not only is Jeff [staff] open for continued conversation, if you have questions or get more information, it is also possible to reach out to Board members. We can give you feedback prior to the next meeting.

Mr. Owens – I understand the concern with the installation. I am not sure I am clear where we are with a 'yes' or 'no' with us going further. If we get a 'no,' what do I do when I leave here is substantially different. I certainly understand the concerns with the installation. I am pursuing a better solution possibly there. I don't disagree.

Mr. Gastinger – There's a majority here that would support the location of the panels on the roof.

Mr. Bailey – Shouldn't we go through that with a motion? That's what you're here for.

Mr. Owens – If Board members are not here, they are not here.

Mr. Bailey – There is a suggested motion in the packet. (Mr. Bailey did read the motion from the packet).

Mr. Gastinger – I don't know if there's the same amount of comfort with the detail yet; not that it wouldn't be approvable. It seems like we need to have a little bit more information.

Mr. Bailey – I can make the motion to approve. We can vote and they can decide what to do next.

Mr. Owens – What I would be looking to avoid is that we have to come back and we have a different variable on the Board and we wasted the time to pursue something.

Mr. Schwarz – As Breck recommended, it might be a good idea to reach out to us outside of the meeting by email and specifically reaching out to the members who are not here. I don't think we can give them that because we have an incomplete Board. I don't think we can vote tonight.

Mr. Owens – Can you do the approval of the installation rooftop solar units with the caveat providing additional information on the installations to still be reviewed?

Mr. Schwarz – We have gotten into trouble with that in the past.

Applicant #2 – Is the installation reviewable by the city?

Mr. Werner – This is another interesting question of what requires a building permit for roofing. I know there is an electrical permit involved. I don't know about a roofing permit. It would not be an evaluation of the methodology. I am thinking back to when we talked about Key Recreation Center. I was surprised when they said that they would have 30 percent salvageable material. Having worked with and talked with the applicant about this, there is this understanding that the congregation is going to evaluate that. They're not going to put somebody up on that roof if it damages the roof. I don't know if you can say that in a motion. That's the sense I get. They can't move forward with that detailed evaluation without an affirmative or a negative. The choice would be to make a motion and make a vote. If it is a negative vote, they can appeal that to Council or take it as it is. If it's a positive vote, they can move forward with the COA. If you have any ideas of provisions/conditions that don't require a [later] subjective decision on my part. We can move forward with that.

Mr. Owens – You're not comfortable doing 50-50 or something. They do that in the county more often. I understand your concerns and they are warranted. I would like to address them. I would like to get out of here with enough confidence that we can do that and be able to resolve that. One proposal that the solar company had was to completely remove the roofing underneath the panels that would not be visible and put something that is actually easier to deal with as far as walkability. We decided that wasn't the way to go. It does provide an easier solution on one end.

Mr. Werner – Another option that the BAR has (you have 30 days to act on this). You can move to defer to the November meeting. They would have to come back and present this. You do have that ability. It forces the issue, but it is available.

Mr. Gastinger – I want to ask [the BAR] if you feel that you could support this project with a little more confidence in the installation method. The panels are located as they are proposed either with a little more information or an improved mounting method. Do you feel that you could support this project?

Mr. Timmerman – I would support it with a condition that we would avoid the planes that you could see from the ground. That probably knocks out the east sides. For me, it is the same thing as Key Recreation Center. I feel that we are here to maintain the unique character of the downtown. That's our main job. That is something I appreciate every time I go over the Belmont Bridge. I see that roof. That's one of the many details that I respond to as being part of the things I appreciate about the downtown.

Applicant #2 – The southeast side of the sanctuary dropped [?] 46 kW of power. That's half of the solar. We lose that whole sanctuary roof.

Mr. Gastinger – Ron, you're supportive as it is?

Mr. Bailey – I am supportive as it currently is. I can't believe these guys are going to let their roof leak if they can avoid it.

Mr. Schwarz – In theory, I side with Ron. I need to see more detailing.

Mr. Gastinger – I am seeing 4 votes in favor with a little more assurance on the detailing of the installation. There are 2 votes with some reservations. I can't speak to the outstanding votes.

Applicant #2 – Can we get approval for the panels and come back before doing any installation and present what we're doing?

Mr. Gastinger – There's only one Certificate of Appropriateness.

Applicant #2 – How do we know when we're going to come back and present the details when we have spent $10,000 and you say 'no?'

Mr. Owens – They are not going to say 'no.' They're going to have a different dynamic on the Board that could say 'no.'

Mr. Schwarz – What is your timeline? Are you in a hurry to do this? Could it be postponed a month for you to come back and we have more members present?

Mr. Owens – I don't think there is any hurry other than the wasted effort in that intervening time. We're hoping to come out of here with some kind of agreed opinion from all of you. We can go back to the donor and see if there is still interest. The donation, as I understand it, is maximizing the solar output of the church that gets as close to zero as possible. I understand the concerns. I wish we had split it. That would be the most practical solution. I wish the roofer was here and tell you how he is going to do it. We're stuck here with what we're allowed to do.

Mr. Schwarz – You don't necessarily need to do the homework in the next month. If you can put the expense of doing any design work and figuring out if you can postpone that until we have a more complete Board. That might give you a little more assurance.

Alex Joyner, Pastor – One of our hopes and the donor's hope is that this could be an encouragement to other people in the congregation and to people in the city to consider solar energy to do what the city has said that it wants to do, which is environmental care. It matches the congregation's values and the city's values. I am sure you're going to be getting more requests for solar panels. I realize that we are at forefront of that. It's a question that is not going to go away for you.

Mr. Gastinger – Our guidelines do encourage us to try to find ways to make it work. We just want to make sure you don't end up in a bind. We can put the motion. I don't think it would pass this evening. If we deny it, it can be appealed directly to City Council. Another option is we defer it. It would be on next month's meeting agenda. You can request a deferral which gives you the option of coming back at your convenience.

Motion – Mr. Bailey - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed roof-top solar panels at 101 East Jefferson Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.
Whitney, second. Motion failed 2-4.
(Y: Bailey, Whitney. N: Zehmer, Gastinger, Timmerman, Schwarz.)

Link: http://weblink.charlottesville.org/public/0/edoc/800297/2022-10_101%20East%20Jefferson%20Street_BAR.pdf

Applicant requests a deferral – Mr. Schwarz moved to accept for deferral – Mr. Bailey second. Motion approved 6-0.

6. **Certificate of Appropriateness**
   BAR # 22-10-03
   612 West Main Street (also 602-616), TMP 290003000
   West Main ADC District
   Owner: Heirloom West Main Street Second Phase LLC
   Applicant: Jeff Dreyfus, Bushman Dreyfus Architects
   Project: New building: modification to approved façade

   Link: http://weblink.charlottesville.org/public/0/edoc/800295/2022-10_612%20W%20Main%20Street_BAR.pdf

Motion – Mr. Gastinger - Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed façade alterations at 612 West Main Street satisfy the BAR's criteria and are compatible with this property and other properties in the West Main Street ADC District, and that the BAR approves the application as submitted with the following conditions:
• that the BAR see a sample panel mock-up of the EIFS and stucco materials to confirm its color, texture, and that there will be sufficient differentiation between the various portions of the building and we suggest the mock-up be built with a north orientation.
Mr. Bailey, second. Motion passed 6-0.

E. Other Business

7. **Discussion**: No action to be taken.
Request: Options for the required height step backs.
BAR # 19-09-04 (Sept 2019: BAR recommended SUP would have no adverse impact.)
218 West Market Street, TMP 330276000
Owner: Market Street Promenade, LLC, Owner
Applicant: Heirloom Real Estate Holdings LLC, Applicant
Project: New structure
   - The applicant presented the application the options for the required height step backs.
   - The applicant is going to go for an amendment to the SUP.
   - The applicant is seeking input and advice for the possible height step backs
   - The applicant is going to be coming back to the BAR in the future seeking a recommendation for the Special Use Permit to Council.
   - Members of the Board did provide their suggestions and feedback to the applicant on how to improve the application.
   - The members of the Board were very supportive of what the applicant is proposing for the property on 218 West Market Street.

   Link: http://weblink.charlottesville.org/public/0/edoc/800296/2022-10_218%20West%20Market%20Street_BAR.pdf

8. **Discussion**: No action to be taken.
Request: Relocate c1900 building approx. 25-feet towards street.
1025 Wertland Street, (1025-1213), TMP 040305000
Wertland Street ADC District
Owner: Neighborhood Investments --WS
Applicant: Kevin Riddle, Mitchell Matthews
   - The applicant presented what they are proposing what they are planning to do with the house on the subject property.
   - One member of the Board were very supportive of the applicant moving the building at the address 25 feet forward.
   - The applicant did state that there was a public benefit for moving the house forward 25 feet on the same parcel.
   - The other members of the Board were not very supportive of the applicant moving the building at the subject property.
   - There was general consensus that the guidelines will not allow for the moving of the house 25 feet.

9. **Staff Questions/Discussion**
   - Intro: 300 Court Square
   - BAR Notebook

- Mall Trees
- BAR Awards 2022

F. Adjournment

The meeting was adjourned at 10:34 PM.

Actions
City of Charlottesville
Board of Architectural Review
Regular Meeting
November 15, 2022, 5:30 p.m.

Member present	J. Zehmer	Members absent
B. Gastinger (remote)	T. Whitney	C. Lewis
C. Schwarz	R. Birle	R. Bailey
D. Timmerman	J. Werner (staff)	

[Note: Currently eight BAR members. Ninth seat is vacant, pending Council appointment.]

Meeting video: https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=zws6izrpegx6m7ox2o8i

Pre-meeting (5:00 pm)

9. Mall Trees. Discussion with Parks and Rec.
   - For information only. No action taken.

Regular Meeting (5:30 pm)

B. Consent Agenda

- **Action:** Mr. Zehmer moved to approve the Consent Agenda. Mr. Schwarz, second. Motion passed 5 – 0. (Gastinger abstained due to being applicant for item #2.)

1. **Certificate of Appropriateness**
   BAR # 22-11-01
   0 Preston Place, TMP 050118001 and 050118002
   Rugby Road-University Circle-Venable ADC District
   Owner: Sue and Steve Lewis
   Applicant: Leigh Boyes, Sage Designs
   Project: Landscaping

   - **Action:** *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including City Design Guidelines, I move to find that the proposed landscaping at 0 Preston Place satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted with the following conditions:
     - New picket fencing in front yard to be similar to those at nearby properties on Preston Place and not exceed a height of 4-ft. New fencing at the side and rear yards to be similar to those at nearby properties on Preston Place and not exceed a height of 6-ft. Where a new rear and/or side yard fence is incorporated into a stone wall, the total height shall not exceed 6-ft. Wood fencing will be either painted or have an opaque stain. Prior to construction the applicant will present the design to staff to assure compliance with this condition and the design guidelines for *Walls and Fences*. [See *Appendix* of staff report.]

2. **Certificate of Appropriateness**
BAR # 22-11-02
480 Rugby Road, TMP 090003000
Rugby Road-University Circle-Venable ADC District
Owner: Westminster Presbyterian Church
Applicant: Breck Gastinger, Local Design Collective
Project: Landscaping, site work (Common Grounds)

- **Action:** *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed landscaping plan at 480 Rugby Road satisfies the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable ADC District, and that the BAR approves the application as submitted.

3. **Certificate of Appropriateness**
BAR # 22-11-04
402 Park Street, Tax Parcel 530115000
North Downtown ADC District
Owner: Anchor Charlottesville Office 2, LLC
Applicant: Kendra Moon / Line+Grade
Project: Demo drive-through/ATM kiosk. New landscaping.

- **Action:** *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition and landscaping at 402 Park Street satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the condition that the Applicant will provide for the BAR record documentation of the existing building. [Note: In addition to the photos provided, documentation will include a dimensioned, sketch floor plan and elevations or photographs with dimensions noted.]

C. Deferred Items

4. **Certificate of Appropriateness** (5:45 pm)
BAR # 22-09-04
0 3rd Street NE, TMP 330020001
North Downtown ADC District
Owner: Scott Loughery
Applicant: Candace Smith, Architect
Project: New residence on vacant lot

- **Action:** Mr. Schwarz moved to accept applicant's request for deferral Mr. Gastinger, second. Motion passed 6 – 0.

D. New Items

5. **Certificate of Appropriateness** (6:30 pm)
BAR # 22-11-03
507 Ridge Street, Tax Parcel 290141000
Ridge Street ADC District
Owner/Applicant: Kimberly and Clayton Lauter
Project: Demo backyard shed/cottage

- **Action:** Mr. Whitney moved to defer the request. Mr. Schwarz, second. Motion passed 6 – 0. [Note: Being deferred by the BAR, the matter will be reviewed at the December 20, 2022 meeting.]

6. **Certificate of Appropriateness** (7:30 pm)
BAR # 22-11-05
914 Rugby Road. TMP 50145000
Rugby Road Historic Conservation District
Owner: Erin and George Sloane
Applicant: John Voight / JKV Architects
Project: Alterations to front porch, side addition

- **Action**: Mr. Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed side addition and front porch alterations at 914 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.
Mr. Timmerman, second. Motion passed 6-0.

7. **Certificate of Appropriateness** (8:00 pm)
Preliminary Discussion
300 Court Square, TMP 530096100
North Downtown ADC District
Owner: Eagle Tavern, LLC
Applicant: Candace DeLoach
Project: Exterior alterations

- No action taken.

8. **Certificate of Appropriateness** (9:00 pm)
Preliminary Discussion
204 Hartmans Mill Road, TMP 260038000
Individually Protected Property
Owner: Jocelyn Johnson and William Hunt
Applicant: Dan Zimmerman / Alloy Workshop
Project: Addition and exterior alterations

- No action taken.

Agenda Actions
City of Charlottesville
Board of Architectural Review
Regular Meeting
December 20, 2022, 5:30 p.m.
Hybrid Meeting (In-person at CitySpace and virtual via Zoom)

Noted times are approximate only.

5:00 **Pre-Meeting Discussion**

5:30 **Regular Meeting**

A. **Matters from the public not on the agenda [or on the Consent Agenda] (please limit to 3 minutes per speaker)**

B. **Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

2. **Certificate of Appropriateness Application**
BAR # 22-12-02
116 West Jefferson Street, TMP 330183000
North Downtown ADC District
Owner: Jefferson Street Properties, LLC
Applicant: Kristin Cory
Project: Porch reconstruction, alterations to rear addition

Action: *Motion approved (5-0) with approval of Consent Agenda:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed front porch reconstruction and exterior alterations at 116 West Jefferson Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves [the application as submitted with the following conditions:

- Front porch will have a standing-seam roof and gutter detail similar to that in the staff report
- Approval references the narrative, clarifications and photographs included as supplemental in the staff report
- Applicant will submit for staff review the proposed column capital
- Applicant will provide for staff review details on the porch railing and pickets and any proposed exterior light fixtures
- Applicant will provide for staff review cutsheets for alterations to the windows and doors at the rear contemporary addition, with the understanding that the windows will not be vinyl, but may be wood, aluminum-clad wood, or fiberglass composite.
- On the 1913 house, the two new doors (frame and trim) will not alter the height, arch, or width of the existing masonry opening. Necessary brick repairs will be toothed-in, not saw cut, and use an appropriate mortar mix (lime vs Portland cement). The historic windows removed will be retained on the site and properly stored to allow later re-installation, if/when that occurs.

Note: Mr. Schwartz moved to approve Consent Agenda. Bailey second. Motion approved (5-0). (Note: Mr. Zehmer abstains from Consent Agenda).

3. **Certificate of Appropriateness Application**
BAR # 22-12-03
1513-1515 University Avenue, TMP 090080000
The Corner ADC District
Owner: Lloyd's Building, LLC
Applicant: James Zehmer/University of Virginia
Project: Replace built-in gutters w/hanging gutters, install new asphalt shingles.

Action: *Motion approved (5-0) with approval of Consent Agenda:***:** Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed roof alterations at 1515 University Avenue satisfy the BAR's criteria and are compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted with the condition with a condition that the new hanging gutters will retain the existing profile of the upper cornice. (Similar to the CoA condition applied to the porch roof at 201 E. High Street, July 2019.)

Note: Mr. Schwartz moved to approve Consent Agenda. Bailey second. Motion approved (5-0). (Note: Mr. Zehmer abstains from Consent Agenda).

C. Deferred Items

5:40 4. **Certificate of Appropriateness**
BAR # 22-11-03
507 Ridge Street, TMP 290141000
Ridge Street ADC District
Owner/Applicant: Kimberly and Clayton Lauter
Project: Demo backyard shed/cottage

Mr. Zehmer moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed demolition at 507 Ridge Street does not satisfy the BAR's criteria and guidelines for demolitions and that for the following reasons the BAR denies the application as submitted because the proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located that is the subject of the application

Mr. Whitney second. Motion passed 4– 2. CoA was denied.

6:25 5. **Certificate of Appropriateness**
BAR # 22-09-04
0 3rd Street NE, TMP 330020001
North Downtown ADC District
Owner: Scott Loughery
Applicant: Candace Smith, Architect
Project: New residence on vacant lot

Mr. Zehmer moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the new residence at 0 3rd Street, NE satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application [as submitted with the alternate liriope noted in the staff report].

Mr. Bailey second. Motion approved 6-0. CoA was approved.

D. New Items

7:10 6. **Certificate of Appropriateness**
BAR # 22-12-01
300 Court Square, TMP 530096100
North Downtown ADC District
Owner: Eagle Tavern, LLC
Applicant: Candace DeLoach et al
Project: Exterior alterations

Mr. Schwartz moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed alterations and rehabilitations at 300 Court Square satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the following modifications and conditions:

- Approve the [lime] wash in concept, but want to review a physical sample. [BAR approved a wash. Staff will make a later recommendation should approval of the color require a separate, formal CoA request.]
- For the [exterior electric] lighting, all lamping will be dimmable, have a Color Temperature not exceeding 3,000K, and a Color Rendering Index not less than 80, preferably not less than 90, and lighting should be shielded to prevent glare to the sidewalk.
- For removal of the four windows [north elevation], infill the openings with brick, but have a grout line indicating where the windows used to be. Do not *tooth-in* the infill into the adjacent brick]. Infill panels to be set back ¼' to ½" [per applicant suggestion].
- All [setback] encroachments are subject to City zoning [specifically relative to the east portico, awning at the north entrance, and any projections out into the right of way, and anything in the sidewalk].
    - Staff note: Per prior discussions with the applicant, it is understood that any encroachments into the public right of way must be resolved with the City through the appropriate process; that design approval by the BAR does not prevail over setback and/or other zoning requirements.
- Separate signage package. [All signage will require a separate signage permit.]
- Mechanical units will be screened. [Applicant indicated locations at the rear: Beneath the rear trellis/deck and on the low roof area. See image below for clarity.]

Mr. Bailey second. Motion passed 6-0. CoA approved with conditions.

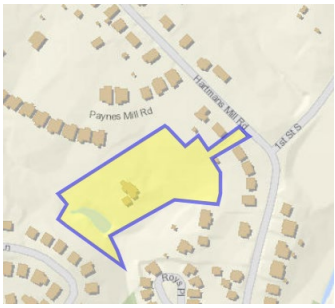
Certificate of Appropriateness
BAR-23-03-01
204 Hartman's Mill Road, TMP 260038000
Individually Protected Property
Owner: Jocelyn Johnson and William Hunt
Applicant: Bridget Ridenour / Alloy Workshop
Project: Addition and exterior alterations

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
March 21, 2023

Certificate of Appropriateness
BAR 23-03-01
204 Hartman's Mill Road, TMP 260038000
Individually Protected Property
Owner: Jocelyn Johnson and William Hunt
Applicant: Bridget Ridenour / Alloy Workshop
Project: Addition and exterior alterations



Background
Year Built: c1873 with additions through 1920s; some contemporary alterations.
District: Individually Protected Property

George T. Nimmo House. [*Nimmo*, not *Neemo*.*] Family tradition holds original house--believed to be the northeast corner--was built in 1870, with later additions occurring over an extended period. Nimmo acquired the property in 1873 and tax records indicate three periods of building activity--1873-1874, 1880-1885, and 1915-1920. Periods of construction coincide with Census data showing the growth of the Nimmo household. (Historic Survey attached.)

Prior BAR Actions
October 20, 2020 – BAR approved CoA for demolition of the cottage. (See Appendix)

November 15, 2022 – Prelim discussion re: addition and exterior alterations (BAR 23-03-01) [See notes in Discussion, below.]

Application
- Applicant's submittal: Alloy Workshop drawings *Johnson Hunt Renovations*, dated February 27, 2023: Sheets A0.0 – A1.14.

Request CoA for alterations to the single-story, framed house. Work includes:
- South elevation: Bathroom addition, reconstruct patio/deck, enclose patio, non-historic window replacements, raise height of historic window, misc. painting.
- North elevation: Bathroom addition, replace two windows, raise height of historic window, misc. painting.

- East elevation: Porch rehab/painting, reverse swing of entrance door misc. painting.

Discussion and Recommendations

From the BAR's preliminary discussion, November 15, 2022.

BAR Nov 15 2022 agenda and attachment (See page 190)
https://boxcast.tv/channel/vabajtzezuyv3iclkx1a?b=zws6izrpegx6m7ox2o8i
(Discussion begins at approx. 04:15:00)

- New windows need to meet guidelines
- Replacement windows, need to prove it is necessary. Pictures/survey showing condition.
- Photographic documentation of windows suggested
- Primary façade windows are more important than second ("front of house" is confusing)
- Metal roof, changing to asphalt not preferred
- New: contemporary for new rails on deck, back of house
- Additions make sense, newer portion of house/off to the side; modern is better
- Fireplaces, chimneys – keep
- Board and Batten siding is a great idea to differentiate, but still fit in
- Exist wood siding looks hand cut – if replaced, show it is not salvageable
- Try to save the wood siding, even if it's replacing the bottom several feet
- Story is the house, not a particular date – identify materials original to the additions, freedom/ flexibility to create contemporary additions that play off the others

Staff comments.

Additions, rear patio and deck:

- Scale, location, design, and materiality do not overpower the existing house. They read as additions that do not mimic historic elements, but are compatible with the historic house. Some exterior wall segments will be altered and/or become interior walls; however, the primary elevations will be retained. Also, this house has been so modified over time, it is difficult to determine if the sections being altered are historic or, if so, do they retain histroci material.

Windows:

- Raising the windows in the new kitchen retains the historic windows and does not incompatibly alter the character of each elevation.
- New door and window at the south elevation [new dining room] replace non-historic windows.
- New door and window at the south elevation [new enclosed patio] replace a picture window that is within a non-historic, shed-roof addition onto the rear of the house.
- New 2/2 double-hung windows at north elevation [new bedroom 2] replace non-historic 1/1 windows. (See photos in Appendix. Prior to 1997 the two windows were 6/6; however, the earlier photo is not proof they were original windows.

Porch rehab:

- Reversing the entry door swing will not alter the opening, nor alter the historic character of the elevation. Photographs (see Appendix) indicate the porch steps and railings have been altered and are not original.

Staff recommends approval, with the following conditions:

- photographs of the existing exterior elevations that be altered or enclosed will be provided for the BAR archive.

- Should any existing siding, trim, or material not be salvageable and require replacement, the applicant will consult with staff regarding the new material to be used, to assure it is appropriately similar to the existing, relative to materiality, dimension, etc.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the proposed additions and alterations to 204 Hartmans Mil Road satisfy the BAR's criteria and are compatible with this IPP, and that the BAR approves the application [as submitted].

Or, [... as submitted] with the following conditions:

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed additions and alterations to 204 Hartmans Mil Road do not satisfy the BAR's criteria and are not compatible with this IPP, and that for the following reasons the BAR denies the application as submitted: […].

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter III – *New Construction and Additions*
Link: Chapter 3 New Construction and Additions
Checklist from section P. Additions

1) Function and Size
    a. Attempt to accommodate needed functions within the existing structure without building an addition.

b. Limit the size of the addition so that it does not visually overpower the existing building.

2) Location
   a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
   b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
   c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
3) Design
   a. New additions should not destroy historic materials that characterize the property.
   b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
4) Replication of Style
   a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
   b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
5) Materials and Features
   a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
6) Attachment to Existing Building
   a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
   b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 4 – *Rehabilitation*
Link: Chapter 4 Rehabilitation
C. Windows

1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2) Retain original windows when possible.
3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
6) Replace historic components of a window that are beyond repair with matching components.
7) Replace entire windows only when they are missing or beyond repair.
8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
9) Reconstruction should be based on physical evidence or old photographs.

10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14) False muntins and internal removable grilles do not present an historic appearance and should not be used.

[…]

D. Entrances, Porches, and Doors

1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3) Repair damaged elements, matching the detail of the existing original fabric.
4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5) Do not strip entrances and porches of historic material and details.
6) Give more importance to front or side porches than to utilitarian back porches.
7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8) Avoid adding decorative elements incompatible with the existing structure.
9) In general, avoid adding a new entrance to the primary facade, or facades visible from the street.
10) Do not enclose porches on primary elevations and avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.
11) Provide needed barrier-free access in ways that least alter the features of the building.
12) The original size and shape of door openings should be maintained.
13) Original door openings should not be filled in.
14) When possible, reuse hardware and locks that are original or important to the historical evolution of the building.
15) Avoid substituting the original doors with stock size doors that do not fit the opening properly or are not compatible with the style of the building.
16) Retain transom windows and sidelights.

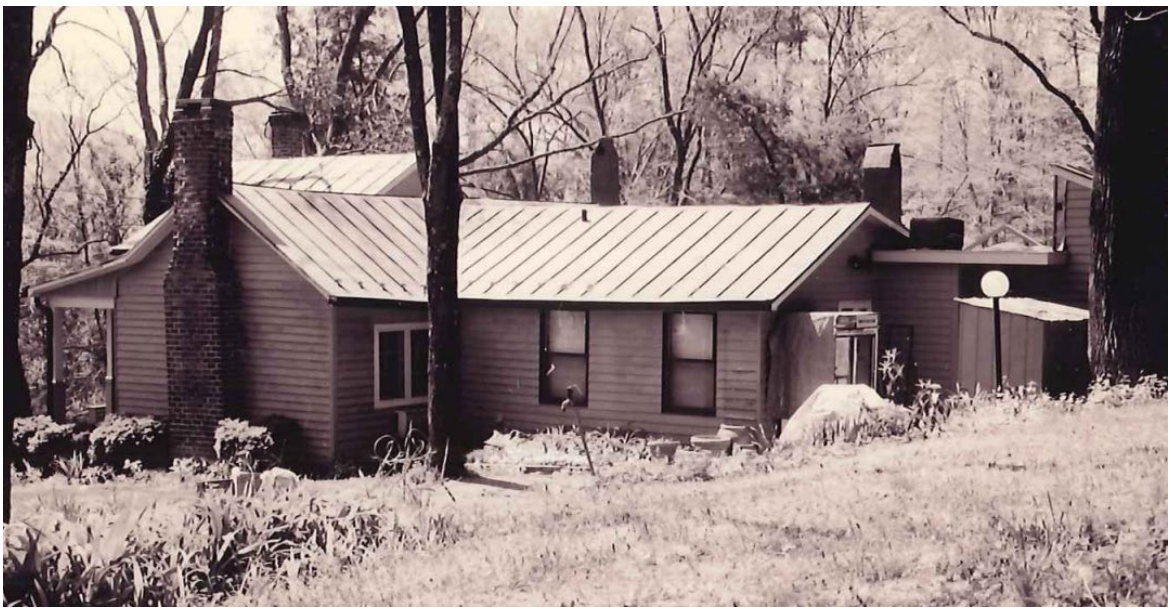
[…]

Appendix
Prior BAR Actions
September 15, 2020 – BAR discussed proposed demolition of the cottage. In lieu of requiring an engineer's evaluation, on September 22 four members of the BAR visited the site.

October 20, 2020 – BAR approved CoA for demolition of the cottage. (As a condition of approval, the applicant provided staff with photos and documentation.)
http://weblink.charlottesville.org/public/0/edoc/798350/2020-10_204%20Hartmans%20Mill%20Road_BAR.pdf

Undated, prior to 1997. Note 6/6 windows with shutters.

1997



Undated, prior to 1997.

1997

LANDMARK SURVEY

186
~~435~~

IDENTIFICATION

Street Address: 106 Hartmans Mill Road
Map and Parcel: 26-38
Census Track & Block: 4-330
Present Owner: Robert B. Gray & Rebecca T. Keese
Address: 106 Hartman's Mill Road
Present Use: Residence
Original Owner: George T. Nimmo
Original Use: Residence

BASE DATA

Historic Name: Nimmo House
Date/Period: c. 1873
Style: Vernacular
Height to Cornice:
Height in Stories: 1
Present Zoning: R-2
Land Area (sq.ft.): 2.4 acres
Assessed Value (land + imp.): 8,000 + 18,200 = 26,200

ARCHITECTURAL DESCRIPTION

This one-story weatherboarded house has the rambling form of a house that has grown in several stages and resembles houses a century older. The original section was two rooms with a central hall, its gable roof continuing as a shed roof over a veranda. There was a separate kitchen a few feet behind the main house, and another room and a shed-roofed end porch were soon added to it; and the two sections were connected, creating a weatherboarded hallway between, as in a dog-trot cabin. The kitchen section is two steps above the level of the rest of the house, and its ceilings are a little lower and its gable roof lower pitched. Some years later a much taller one-room addition was built onto the front of the house, with a section of the L-shaped veranda under its high gable roof. The veranda, with its two-part roof, has square posts and simple balustrade. There are three small interior chimneys and an exterior end chimney of brick laid in stretcher bond with an occasional random header. The living room has a fireplace, and the other rooms were heated by stoves. The ornate oak entrance door is decorated in the manner of late Victorian furniture and has a single pane of glass surrounded by small panes of stained glass. The windows are double sash, six-over-six, except those on the veranda, which are two-over-two. Windows and doors have plain trim. A two-room board and batten cottage in the yard was built about the same time as the house. It was completely remodeled in 1974, however, and the exterior end chimney rebuilt and all interior fabric replaced.

HISTORICAL DESCRIPTION

George A. Sinclair purchased a 9¼ acre tract from the easte of Edward J. Timberlake in 1870, but did not receive a deed until 1873. He immediately gave Jesse W. Nimmo a deed for 1.1 acres which he and his brother George T. Nimmo had apparently purchased from him previously. The brothers added another half-acre in 1882, and in 1887 divided the tract, with Jesse taking the northern half, on the road, and George taking the southern half, with a right-of-way to the road. Tax records indicate that a building was erected on the property in 1871. The 1873 deed shows a house on Jesse's portion near the road. Tax records indicate that there was a house of equal value on each brother's portion by 1887. Family tradition is that George Nimmo built his house about 1870. Nestled in a nicely landscaped hollow, it was the home of his descendants for 100 years. They owned 12 acres when they sold it in 1973. It was subdivided, and the present owners purchased the house and 2½ acres in 1976. They are now renovating it.

Deed References: ACDB 71-413, 68-308, 68-325, 82-93, 100-144; City DB 351-103, 351-108, 378-500.

SIGNIFICANCE

This is a small, rambling vernacular farmhouse typical of many others; but, isolated in a small valley within the city, it and its environment are much better preserved than most.

CONDITIONS

Fair

SOURCES

City/County Records
Robert Gray and Rebecca Keese
Mrs. Forest N. Morris
Mrs. Herbert M. Hammer

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Idenfication Number: 104-5044

Other DHR Number: Property Date(s) 1880 ca

PROPERTY NAMES	EXPLANATION
Nimmo, George T. House	Historic

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 26-38

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
206 -	Hartman's Mill Road	Current
106 -	Hartman's Mill Road	Name change

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
The property is a large (2.4 acres) parcel with minimal street frontage (wide enough for a driveway). The driveway, actually a lane lined with cedars and flowering trees, curves back to the house site, which is on a rise above Moore's Creek. The driveway splits at the house, with a forecourt/turnaround area at the front and a narrow parking area at the side of the house. An immense magnolia grows in a low swale east of the house, accessed by brick steps that lead from the front porch. Modern plantings such as hosta, ivy, and flowering plants fill large naturalistic beds at the front yard that are held above the driveway level by stone retaining walls. The rear yard is terraced, leading down to the creek. A remnant earthen dam (for a small mill, electrical generator, or ornamental pond?) remains at the eastern end

of the lot in the creek bed. The property encompasses a small area across the creek as well, where various ornamental landscape plantings have been placed.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	2	Single Dwelling	Historic
1.1	1	Stable	Historic
1.2	1	Poultry Shelter	Historic
1.3	1	Dam	Historic

TOTAL: 5
Historic: 5
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Flue	Brick	Parged
Door(s)	1	Single Leaf		Not visible
Foundation	0	Solid	Stucco	Parged
Porch	0	1-story, 1-bay	Wood	Enclosed
Roof	0	Gable	Asphalt	Shingle
Structural System	0	Frame	Wood	Weatherboard
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1880 ca
Source of Date: Local Records
Architectural Style:
Description:
This one-story weatherboarded frame house, with several standing-seam-metal gabled roofs, is an unusual, irregular dwelling of the late-nineteenth century that achieved its present form over the course of many building campaigns. Originally a one-story, side- or center-passage-plan house with an exterior end chimney and engaged front porch, the house has had several historic-period additions. These additions include the formerly detached, shallow-gabled rear/side kitchen wing and its connecting covered passageway, and a tall one-story frame gabled wing with an integral porch. The two-part, L-shaped porch is supported with square posts and accessed by wide steps. Three brick flues complement the one brick chimney. The original windows in the house are six-over-six double-hung wood sash. Windows opening onto the front porch were replaced about 1900 with two-over-two sash. Also at that time, the front door was replaced with the current Queen Anne-style oak and stained glass door. Plain wood trim is present at exterior door and window openings.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:
Post-historic additions include a modern shed-roofed wing behind the kitchen, and a modern wood deck at the rear of the house complex. In addition, the front porch balusters have been removed and front steps reconfigured.

Number of Stories: 1.0
Interior Plan Type: Irregular
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.1 WUZIT: Single Dwelling
Primary Resource? No
Estimated Date of Construction: 1880 ca
Source of Date: Local Records
Architectural Style:
Description:
This two-room, detached cottage is of board-and-batten and weatherboarded frame construction, with a standing-seam-metal gable roof and rear shed rooms. According to local survey records, in 1974 the interior was gutted and remodeled and the chimney was rebuilt.

Condition: Remodeled
Threats to Resource: Major Alteration

Additions/Alterations Description:

Number of Stories: 1.0
Interior Plan Type: Two-Room, Single Pile
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.2 WUZIT: Stable
Primary Resource? No
Estimated Date of Construction: 1880 ca
Source of Date: Site Visit
Architectural Style:
Description:
The stable is a very deteriorated, partially collapsed outbuilding of two levels, clad in board-and-batten siding with open and enclosed units stepping down the sloping site. A rear section, which has projecting vent pipes, may have been used as a meathouse. Construction materials include circular sawn lumber and wire nails.

Condition: Ruinous
Threats to Resource: Deterioration

Additions/Alterations Description:

Number of Stories: 2.0

Interior Plan Type:
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.3 WUZIT: Poultry Shelter
Primary Resource? No
Estimated Date of Construction: 1900 ca
Source of Date: Site Visit
Architectural Style:
Description:
One-story, board-and-batten frame chicken house with gable roof.

Condition: Good-Excellent
Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 1.0
Interior Plan Type:
Accessed? No If not, why not? Not accessible

Interior Description:

SEQUENCE NUMBER: 1.4 WUZIT: Dam
Primary Resource? No
Estimated Date of Construction: 1900 ca
Source of Date: Site Visit
Architectural Style:
Description:
The dam is of earthen construction and quite small; it was breached or damaged at some point but remains mostly in place. The dam no longer retains water in a pond behind the house.

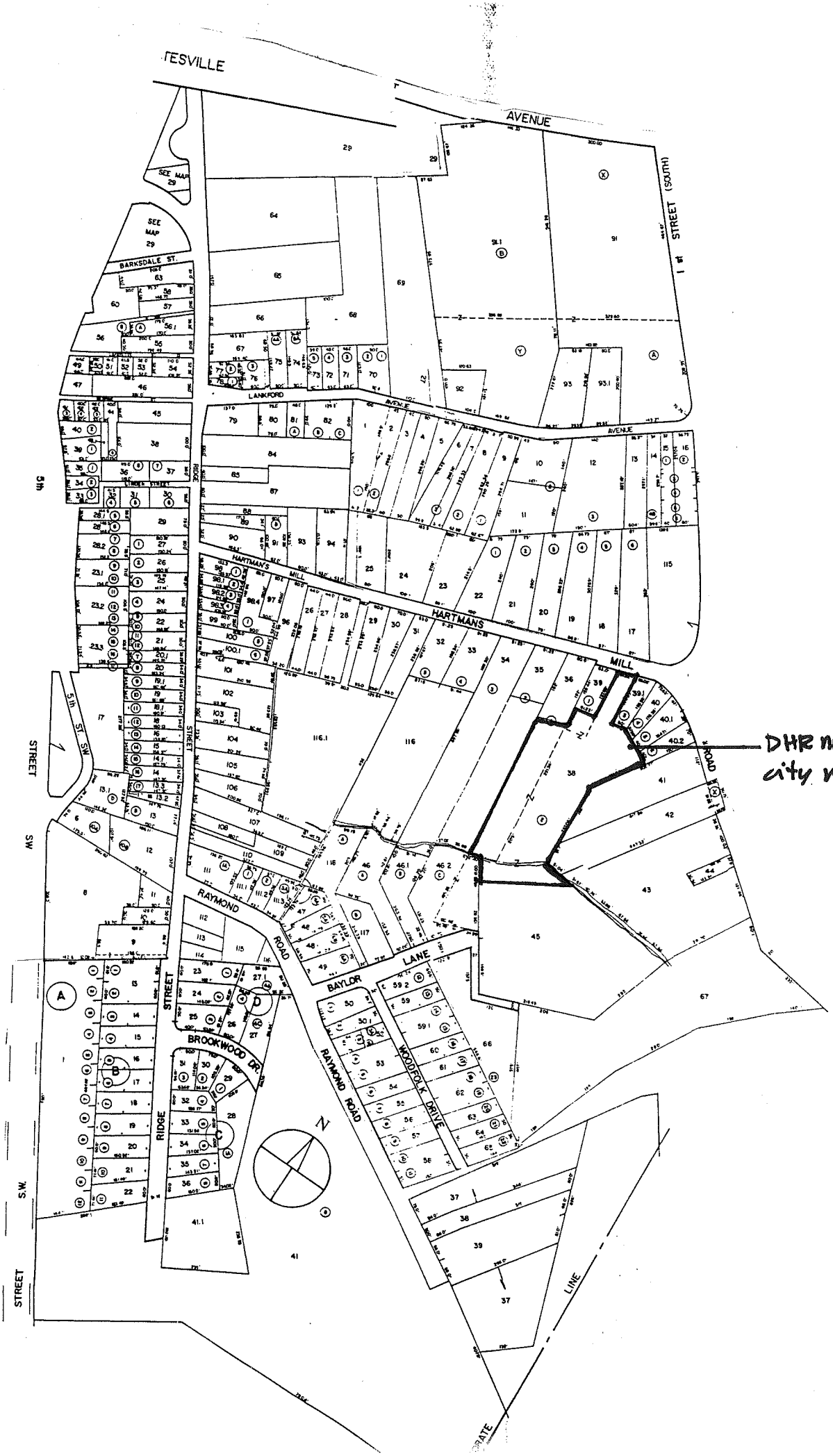
Condition: Deteriorated
Threats to Resource: Neglect

Additions/Alterations Description:

Number of Stories: 0.0
Interior Plan Type:
Accessed?

Interior Description:

Relationship of Secondary Resources to Property:
The cottage dwelling is located immediately behind and adjacent to the main house; the stable is located behind and south of the main house, at the end of the driveway; the chicken house is located behind and slightly west of the main house. The dam is located in the creek bed of Moore's Creek, near the rear property line.


AVENUE
1st STREET (SOUTH)
SEE MAP 29
BARKSDALE ST.
LANKFORD AVENUE
HARTMAN'S MILL
HARTMANS MILL
5th ST. SW
5th STREET SW
RIDGE STREET
RAYMOND ROAD
BAYLOR LANE
BROOKWOOD DR.
WOODFOLK DRIVE
RAYMOND ROAD
RIDGE STREET S.W.
LINE
DHR no. 104-5044
city no. 196

DHR Historic Context: Domestic

Significance Statement:
Brothers George T. and Jesse W. Nimmo began acquiring property along Hartman's Mill Road in 1873. In that year, George A. Sinclair conveyed the deed to 1.1 acres of his 9.25-acre tract to the brothers. The deed shows a house already built on the 1.1 acre-tract, near the road. The brothers bought another half-acre in 1882, and in 1887 divided the enlarged parcel between them--Jesse took the northern half (along the road), and George took the southern half, reserving a right-of-way to the road. By 1887, dwellings of equal value were being taxed on both parcels. Begun after 1873, the George T. Nimmo House is one of the older dwellings in the neighborhood east of Ridge Street. Owned and occupied by members of the Nimmo family for nearly 100 years, the house is an unusual accretive structure with components from at least three historic construction stages. The Nimmo property, a remnant of the twelve-acre parcel ultimately acquired by the family, also retains several early (apparently nineteenth century) outbuildings and an earthen dam, important features of the domestic and agricultural landscape developed over the years. Unlike most properties in the neighborhood, this one is not historically associated with African-American settlement.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	15674	1 - 6	4/15/1997
Slides		-	4/15/1997
B&W 35mm Photos	15673	24 - 31	4/ 4/1997

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Local Records
Author: City of Charlottesville Assessors Office
Citation Abbreviation:
Property Description (by parcel no.)
Notes:
Legal description: 2.4 acres

Sequence #: 1.1 Bibliographic Record Type: Local Records
Author: Albemarle County
Citation Abbreviation:
Deed Book(s)
Notes:
Deed book references:68-308, 68-325, 71-413, 82-93, 100-144

Sequence #: 1.2 Bibliographic Record Type: Local Records
Author: Charlottesville, City of
Citation Abbreviation:
Deed Book(s)
Notes:
Deed book references: 351-103, 351-108, 378-500

Sequence #: 2.0 Bibliographic Record Type: Survey, Other
Author:
Citation Abbreviation:
City of Charlottesville Architectural and Historic Survey
Notes:

"Nimmo House," file no. 196 (n.d., after 1976)

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ 6/1997
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: JDP Pres.Consultant: Pezzoni
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :
Title :
Company:

Address:

City : State:
Zip : Country:
Phone/extension:

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

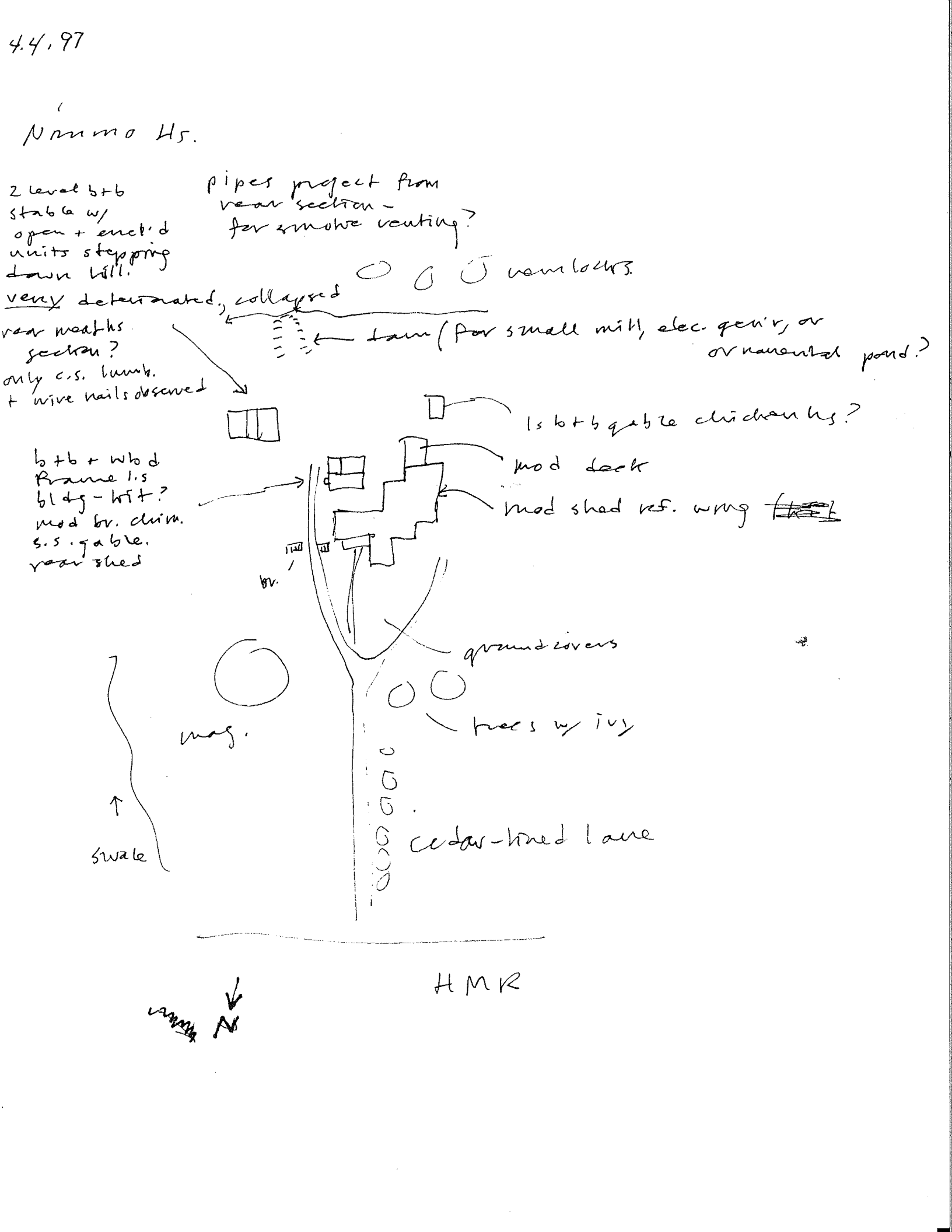
4.4.97

Nimmo Hs.

2 level b+b stable w/ open + enclo'd units stepping down hill.

pipes project from rear section - for smoke venting?

very deteriorated, collapsed

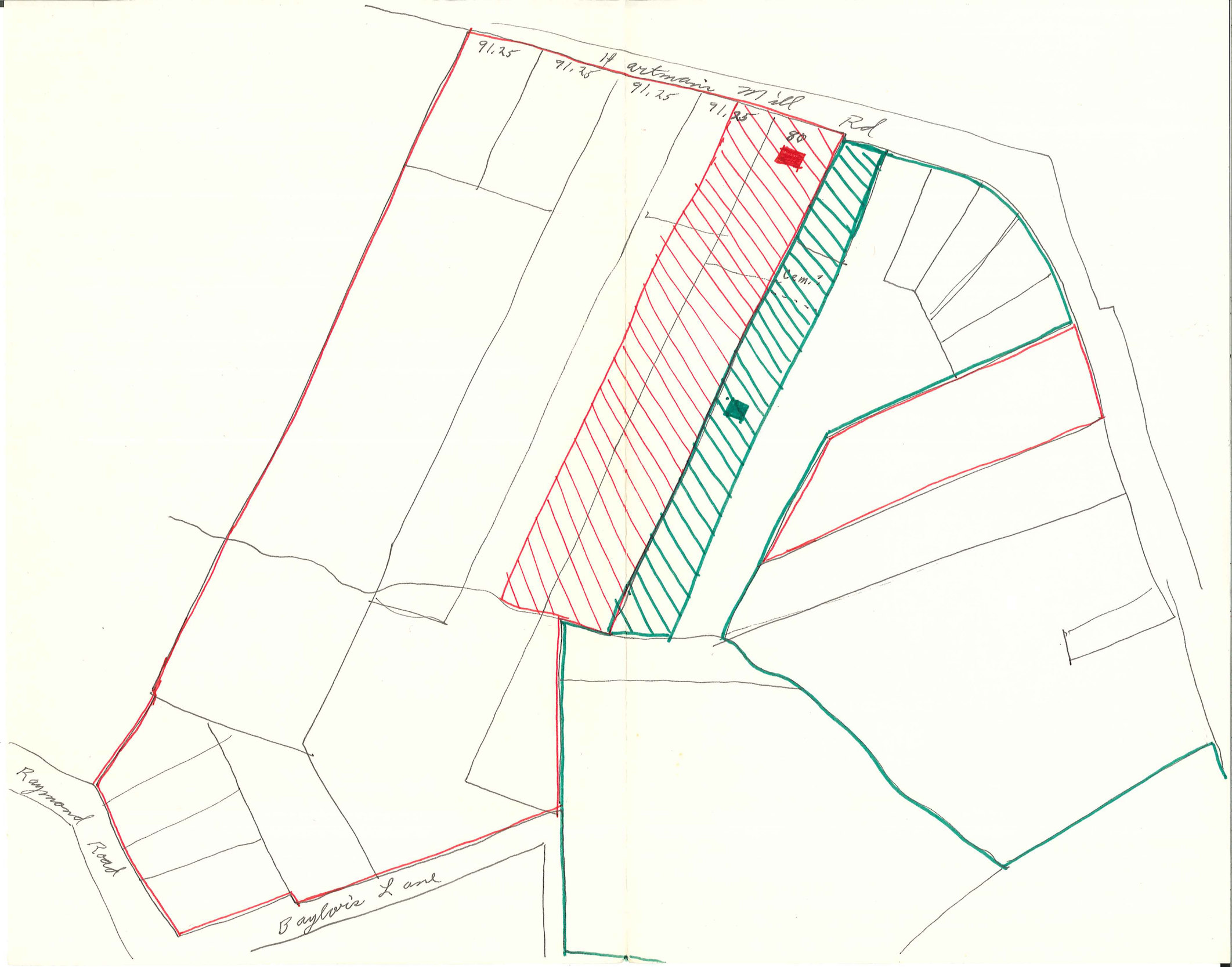


File No. 57

Address: 301 East High Street
Name: City Mortgage and Insurance Building

Map & Parcel: 33-70

Built: 1958
Surveyed:


91.25
91.25
91.25
91.25
14 artmain Mill Rd
80
Dam
Raymond Road
Baylor's Lane

Nimmo House (106 Hartanna Mill Rd)

found: brick piers, stone flat
common bond chimney, corbeled header
tin roof
rear one gable
shutters
6/6
partitions come thru rear wall
porch windows 2/2
transom over left door
stained glass panes around edge at door
porches under main roof, simple sq posts & railings
brick walls everywhere
~~[illegible]~~
trees
cornice board as high as rafters

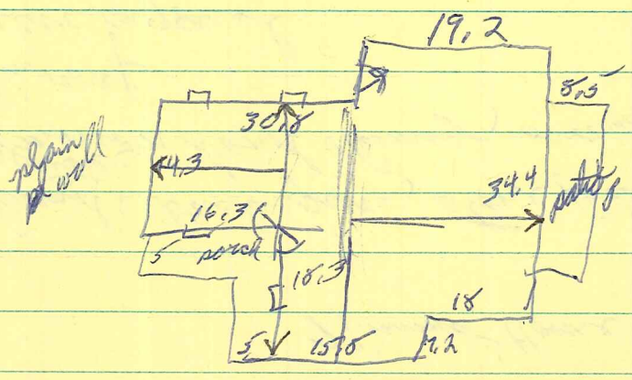
cottage board & batten

City Tax Records

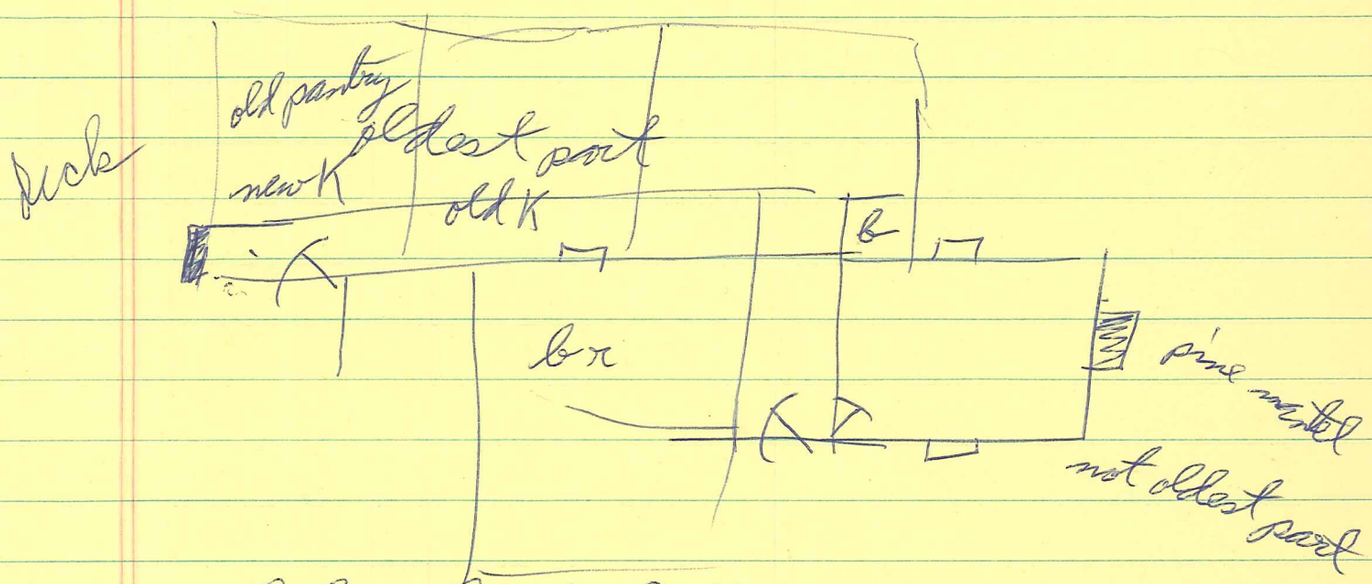
Nimmo house

378-500	Robt B & Rebecca T. Keese Gray	9/17/76	$32,000	
351-108	Wm D & Mary F. Haney	9/27/73	23,500	est war reduction
" 103	Charles A Young, Jr etal	"	42,500	11.81 acres
intestate	George F. Nimmo est	'64		
sole survivor	" " "	'35		
Co 100-144	" T "	12/18/93		dead of pestilence
" 82-93				
" 68-308	"			
" 68-309	plat			

ave constr
5+ rooms, 1½ baths
OLD-'66 built
~~ston~~ stone found, wood wl w siding, metal gable roof
hard & softwood, plaster
dirt basement
2 fireplaces + 1 new
1/8/74 – 1 story frame cottage, 2 rooms + bath
4/22/66 – bath in cottage + house + addition
10/64 heat



2 steps above front



weatherboarding in hall

doors for barn 5 horiz panel, moulding applied cross Battle

cottage

board & batten, iron strap hinges

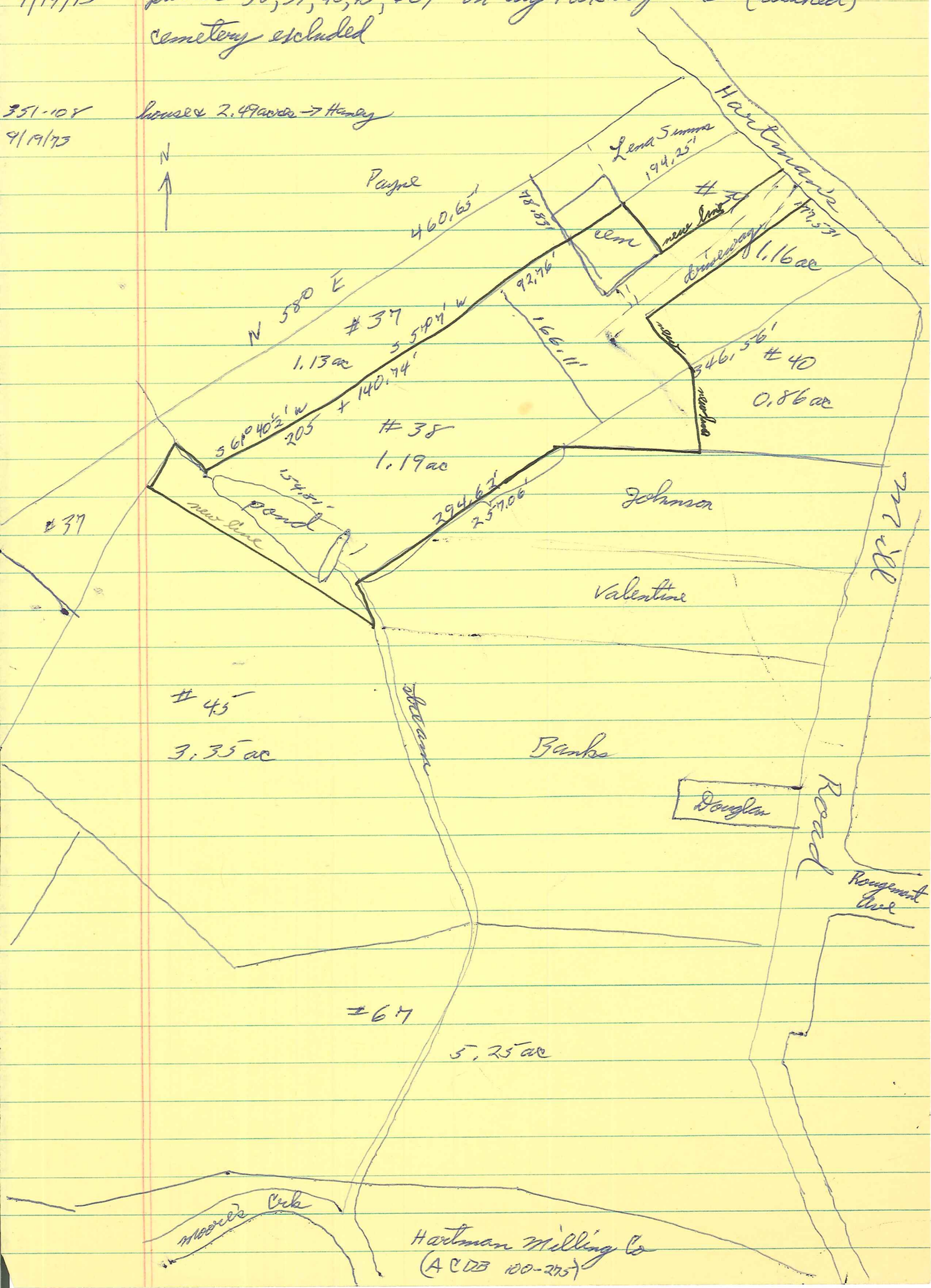
she says rear older; he says center

Geo F- 1883-8/14/64

Annie 1885--1969 (5/13)

City DB 351-105 Simms fam → Charles A Young et al $42,500
9/19/73 parcels 38, 39, 40, 45, & 67 on City Tax Map #26 (attached)
cemetery excluded

351-104 house & 2.49 acres → Henley
9/19/73



~~2.10 2.05~~
~~9.05 4.02~~

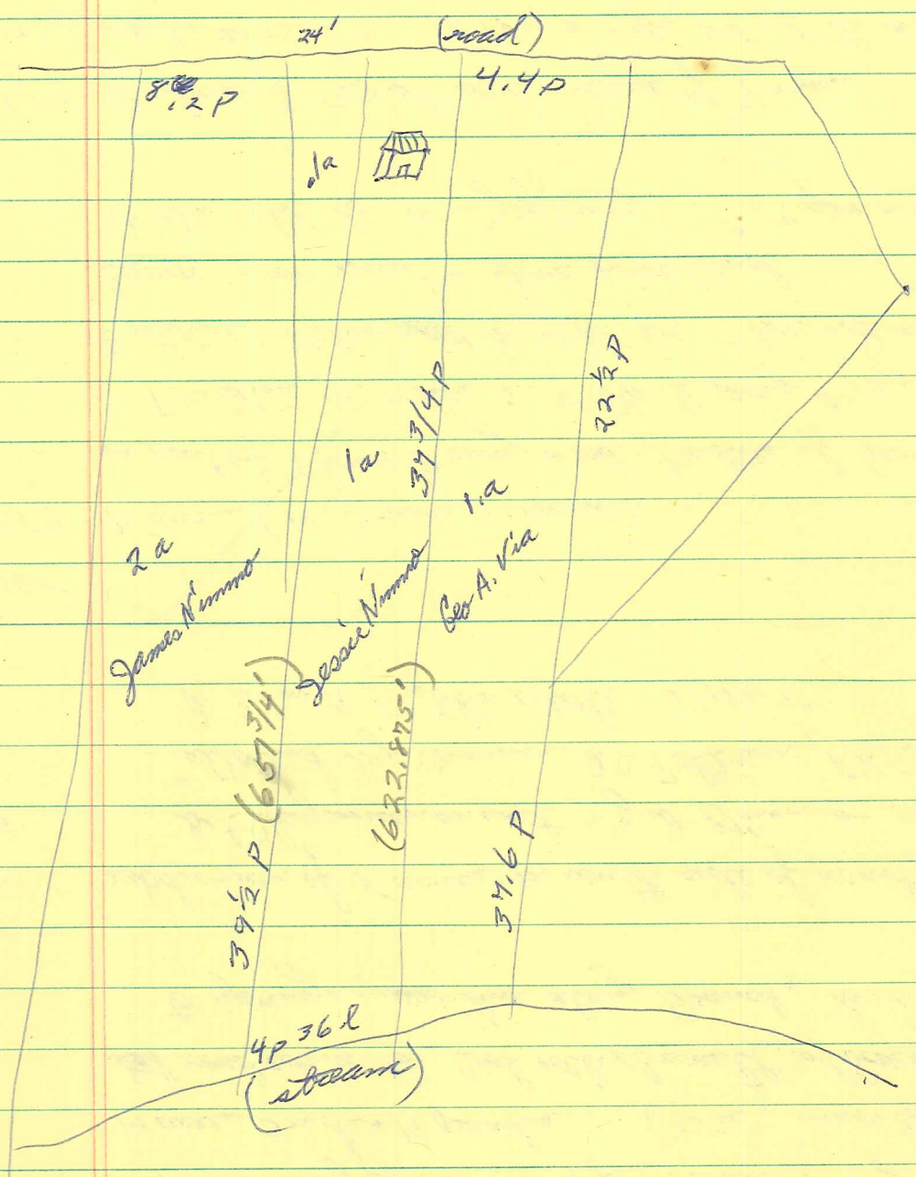
~~9.44~~ 54.
~~9.44~~ 57-483

Nimmo

aff DB 68-308

~~Circuit Court~~ 7/17/1873 Circuit Court decree 5/19/1869 in Jno W vs AM Timberlake
w/ authority to sell. 9¼ acre lot "on nw side of rd leading
fr Chiville by way of Ridge St to Henry Hartman's mill".
James Lobban, comm, sold to Geo Sinclair 1870
Sinclair → Jessie W Nimmo - 1 acre of tract + small piece

Geo A & Glenna F Sinclair & Drury Wood, comm. →
Jessie W. Nimmo 1.1 acres $190
w/ all improvements



57-485 ~~46-334~~ ~~47-310~~ 54-317 ~~54-447~~ ~~30-226~~ ~~15-96~~

47-487 F Wolfe → H Hartman 1849

4,75 1.6
9,25 1.6
14' 1.58

A 57-482 Wm & Harriet Jeffries → Wm A. Bibb & EJ Timberlake $100 per acre
1859 14 acres 3 rods & 14 perches (15a) near Ch'ville
~~dec~~ road corner to Cook & Alex Barrett, w/ Barrett line to branch,
to spring, new line along branch, to Dr Leitch's line

A 88-23 subdivision of 5 acres on south side of road to Hartmans Mill,
3/1883 bet Chapman on west & JD Nimmo on east,
"allotted by comm's DC Patterson, RK Flannagan, & E Wolfe
to Wm A Bibb's estate 5/1869"

A 57-168
3/4/1859 15 acres (14, 3 rods, & 14 perches)
in suit of Thos & Drury Wood, trustees of Geo W Turpin, dec, agt
Fontaine M. Wells: Wells to pay $725.87½
Fontaine M Wells ~~sold~~ bought for Thos & Drury Wood 1/15/1853
George Carr paid & ~~took over land~~
Wells sold to Wm Jeffries $59 per acre = $859.41

A 53-357 Andrew J Farish sold George M Turpin
6/12/1854 ~~on~~ 15 acres (14, 3, 14) 1 mi SE of Ch'ville & adj
James A Leitch, _____ Cook, Alex. Barrett, & others
Turpin has since conveyed his int ~~to~~ Drury Wood as Trustee
12/11/1852
indenture made 6/12/54 bet Andrew J & Martha C Farish
& Thos & Drury Wood $727.89
w/ appurtenances, no mention of bldg

~~no deed to Andrew J Farish; must have inherited from~~
~~ancestors at Farish's mill~~

re-check deeds from this point; are 53-357 & 46-334 same?

67-730 Oak Hill estate — but down to 3ac
1873

100-144 4/10/1882 Micajah Woods & J R Taylor → Geo T & Jesse W Nimmo
~~4/7/1887~~ under 10/9/1876 +2/21/1879 deed of trust fr C A Sinclair
4/7/1887 lot. 82-93

7/17/1873 Geo A & Clemma F Sinclair. + Drury Wood gen commr
→ Jesse W. Nimmo
~~tract~~ tract 68-308

Geo + Jesse + Sinclair want divide both tracts.
Geo T. Nimmo — southern portion of both tracts w/ right-of-way thru Jesse's section
Jesse W. Nimmo — northern portion of both tracts w/ access to spring on Geo's portion; all road frontage, 287' back on west + 309' back on east, 123' across back

82-93 (see above) # 107, 72
4/10/1882 part of 7.1 acre parcel conveyed to C A Sinclair by Drury Wood commr in Chancery cause Timberlake vs Timberlake 8/8/1874, ½ acre, ½ of a lot; other half to ~~Rayon~~ on road, adj their other lot

2:40-

Alb Chancery — John W. Timberlake vs A M Timberlake et al
7-175 — divide tract of land bet this estate (Edw J Timberlake) & Wm A. Dibbs
5/19/1869 — #1 - 5 acres - Wm A. Bibb estate
#2 - 9,2 acres - Edw. J. Timberlake estate
James Lobban authorized to sell #2

ACD 68 325 — G A Sinclair → Jesse W Nimmo 1,1 ac this date
7/17/1873 — ½ → Geo W. Nimmo
"& all improvements thereon"

71-413 — James Lobban, comm'r of
7/17/1873 — ~~Comm'r, etc~~ confirms sale to Sinclair to clear Nimmo title

; ; built 1870

1180
- 600
580

Nimmo

1871	Ch To	Geo Sinclair est	492¼ ac	NE Ch' o	+4000 = 24,612
"	"	EJ Timb. "	14¾ ac	S¼ mill	+0 = 1180
1870	2nd list	" " "	"	"	+0 = 590
1865	"	" " "	14¾ "	S¼ C	" "
1860	"	" " "	" "	"	" "

for Geo W Twyman Index

1872 Ch To ½ " " " " " ½ S C +600 = 1180

Geo Sinclair est – same large tract east

1873 same

1874 Jesse ~~& Geo~~ T Nimmo - 1/10 ac ¼ mi S Ch +150 = 220

From EJ Timberlake ~~&~~ - - - - - for GA Sinclair

EJ Timberlake est 12¾ ac +450 = ~~1324~~ 1020

1875 same (both)

1876 1st Dist Nimmo +200 = 350

1877 " " +200 = 330

1879 same

1884 "

1886 +270 = 400

1889 same

~~1891~~ (also 2 houses 1,900 James 320) Jessie W & Geo T 1.1 ac +270 = 605

~~Geo T~~ ~~Jessie W~~ ½ " + — = 40

1896, 1901 Jesse W 4/5 ac +150 = 325

Geo T 4/5 ac +150 = 325

'19, '20

1917 #1 amend G T Nimmo 4/5 ac 100 + 160 = 260

1921, '23, '25 " " 200 + 400 = 600 ——

1915 1st Ch recess " " 100 + 160 = 260

~~Timberlake~~ Sinclair bought 1870 & must have built house that yr

∴ building activity 1873-74, 1880-85, 1915-20

summary

1860-1870	E J Timberlake est	14 3/4 ac	+ 0	= 590
1871	E J Timberlake est	14 3/4 ac (1180)	+ 0	= 1180
1872-73	E J Timberlake est	14 3/4 ac (590)	+ 600	= 1180
1874-75	E J Timberlake est	12 3/4 ac (570)	+ 450	= 1020
"	Jesse W & Bea T Nimmo	1.1 ac (70)	+ 150	= 220
1876	Jesse W & Bea T Nimmo		(150) + 200	= 350
1877-84	Jesse W & Bea T Nimmo		(130) + 200	= 330

Bea T Timb + 10 ac Sinclair

~~Jesse W. Nimmo~~
~~bought house 1873~~ Nimmo

George T. Nimmo
c 1855 - 1935?

Jesse W. Nimmo
- 1911

James Nimmo
- c. 1917

George F. Nimmo
c ~~1855~~ - 1964?

Annie E. Thomason
1885 - 1969

- Robert H. Nimmo, 1918 - 1977
- ? Charles " - c 1965
- * Laura T. "
- * Murray F. "
- * Mrs. Herbert M. Hammer (Anna Nimmo)
- Mrs. Forest M. Morris
- Mrs. Thos. P. Nelson

12 chn

1615 Keith Valley Rd
Washington 3-8460

Washington

1615 Keith Valley Rd
Ch'dlle ~~CH~~ 3-8460

Earlysville 973-6532

Ch'dlle Northfields ~~No.~~ 973-5891

* Lived in Nimmo house 1960's

Robt Gray 6-7576
wife is Rebecca Keyes

Nimmos + new owners

have they done a deed search?
how far back have they traced house?
may 2 x ~~ers~~ x their research?
what does tradition say about who built it, when, what place it was on? what have they been told?
how many generation of Nimmos? (copy gen?)
additions, what part is oldest
name

~~her gf (her gf)~~ — no her g gf

Mrs Hammer 3-8460 Geo Thos Nimmo built it >100 yr ~~"very over 100 yr ago"~~ ~~204 yr ago Henry~~ maybe a little bc c1865 - her gf
"Nimmo", not "Neemo"
carpenter - contractor
back hall always
" bath was porch, put in 2nd fireplace
2-room cottage 1 fireplace } c. age house
her gm's help } remodelled now
spring, graveyard, old trees
Tonsler's ~~Place~~ at end of St
on old St Clair tract? Nimmos there 200-300 yr?
uncle Jim Nimmo, built & lived house where Leanna Simms lives now (108 Hartman's Mill)
" Jesse " house gone (at ent. to drive)
aunt's " " Mary Nimmo Brown

→ What was Jesse Nimmo house like?

Mrs Morris k & dr & fireplace room first — k was sep bldg
front room some years later, gf said
~~bc~~ → Jesse's home was 2-story
cottage (gf = playhouse for fa's sis, then 7 boys slept there
nurse there too
bought it 1868 gf b 1852, older than wife

Complete Picture Not Given on Housing Location, Ridge Lane Opponents Charge

A newly formed Committee Against the Ridge Lane Site today charged the Redevelopment and Housing Authority with "disregard" for the residents of the site and failure to "give a complete picture" of the property.

The committee, which was formed this week to fight the proposed location of a public housing project at Ridge Lane, has a nucleus of about a dozen members but claims support from numerous other Charlottesville residents.

Chairman of the group is Thomas P. Nelson of 1603 Del Mar Dr.

The committee's purpose, Nelson said, is to give the voters "a clearer picture of the proposed site for the low-rent public housing project on Hartman's Mill Road."

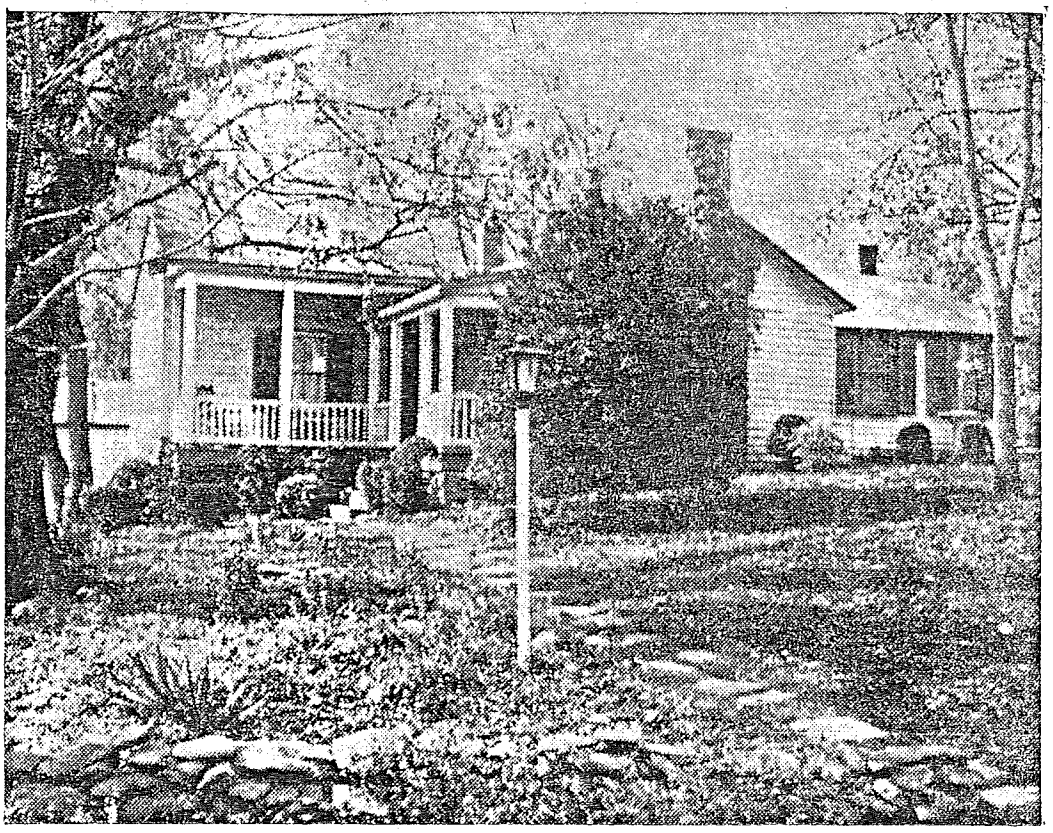
Ridge Lane is located off Ridge Street south of Hartman's Mill Road. As proposed by the Authority, it would consist of 20 acres, much of it vacant land lying behind houses on the two streets.

The Authority has said eight families and four individuals would be displaced by the project.

In the center of the site is the Nimmo home occupied by Mrs. George Nimmo, her daughter and son-in-law, Mr. and Mrs. Herbert Hammer, and two sons, Murray and Lewis Nimmo. The home is said to be over 100 years old.

In a statement issued today, the committee said A. E. Arrington, executive director of the Authority, "has failed to give a complete picture of this site. He has shown, publicly, utter disregard for the residents of this area.

"Several white families live in



Nimmo Home Stands in Center of Proposed Housing Site

"including the Nimmos who have owned property here for over 150 years. South of Hartman's Mill Road are about a dozen homes, including the Nimmo home, that will be lost if this proposal is approved (in the referendum Tuesday)."

The committee added that homes of middle class, high income Negro families border the site on Ridge Street and Hartman's Mill Road.

"These 50 or more land owners will have their lots chopped off 165 feet from the street,

"Every one of these property owners has worked hard for what they now have. They could not possibly duplicate their holdings if they should have to sell.

"The committee cannot overemphasize the fact that the Ridge Lane site is not a slum area needing redevelopment. This area in 1961 was designated as a good location for future middle class and high income Negro homes."

The committee added that a family cemetery, a number of

Urging a vote against the site, the committee called on each voter "to examine his conscience before recommending that these graves be touched" or that "these homes and land which are the fruits of generations of hard work be stroyed."

Nelson said he would mend that the housing in stages in the Ge area as an al Lane.

196

Negative nos. 15673, 15674

Date 4/1997 File No. 104-5044

Name George T. Nimmo House

~~Town~~

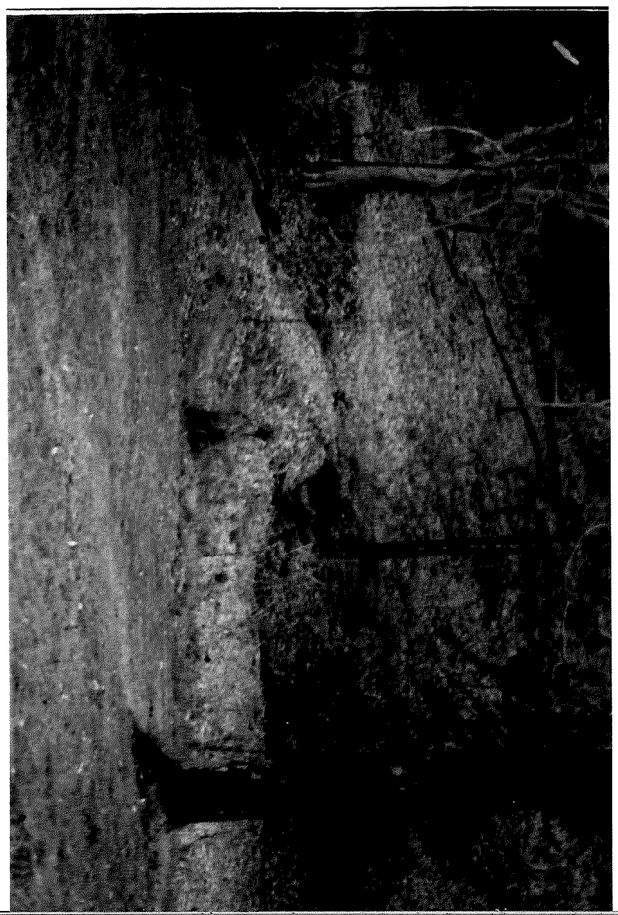
~~City~~ ~~County~~ Charlottesville

Photographer Leslie A. Giles, Dan Pezzoni

Contents ~~4~~ 5 exteriors of house

~~4~~ ~~2~~ 5 outbuilding views

1 landscape view



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Contents #4 5 exteriors of house

#4 3 5 outbuilding views

1 landscape view

CITY OF CHARLOTTESVILLE

Department of Community Development
City Hall
Charlottesville, Virginia 22902

#196

NO PRINT

Nimmo House

106 Hartman's Mill Road

CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall

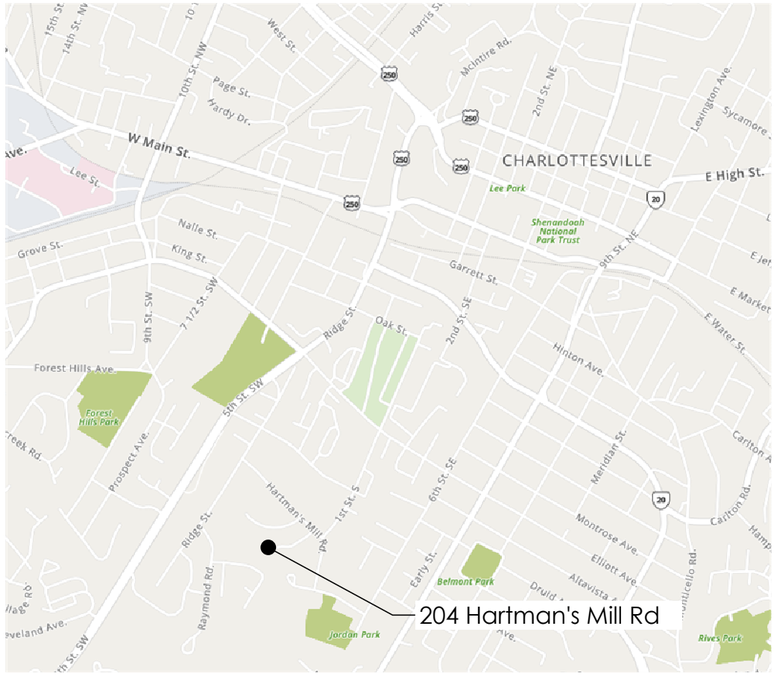
Charlottesville, Virginia 22902

#196

NO PRINT

Nimmo House

106 Hartman's Mill Road



1 Vicinity Map

Not to Scale

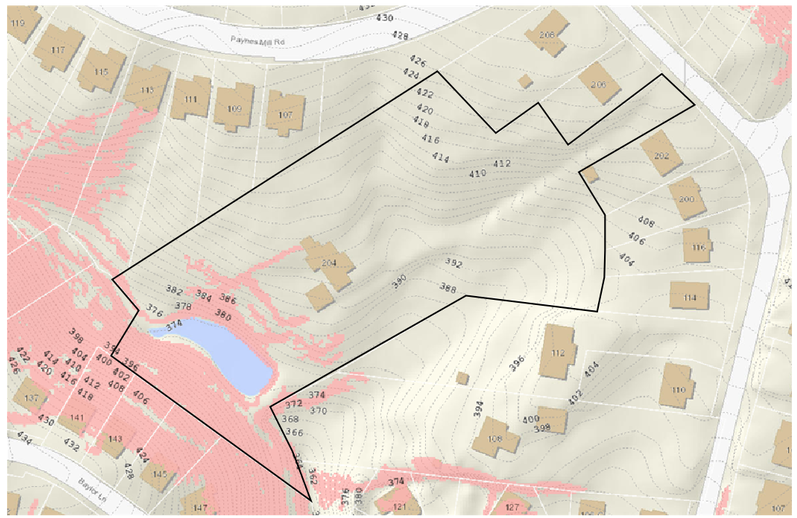
2 View

Not to Scale

PROJECT INFORMATION	
Parcel ID:	260038000
Zoning:	R-1SH
County:	Charlottesville City
Year Built:	1825
Neighborhood:	Ridge Street
Construction Type:	V
Existing SF:	1625
Proposed Addition SF:	
Proposed Renovated SF:	
Front Setback:	25'*
Rear Setback:	25'
Side Setback:	5'

SHEET INDEX

A0.0 - Cover Page
A1.1 - Project History and Scope Summary
A1.2 - Site Plan
A1.3 - Existing Building Photographs
A1.4 - Adjacent Building Photographs
A1.5- Proposed Materials and Selections
A1.6 - Proposed Windows and Doors
A1.7 - Main Level Floor Plan - Existing
A1.8 - Main Level Floor Plan - Proposed
A1.9 - North Elevations - Existing and Proposed
A1.10 - East Elevations - Existing and Proposed
A1.11 - South Elevations - Existing and Proposed
A1.12 - West Elevations - Existing and Proposed
A1.13 - Deck View
A1.14 - Front Addition View



3 GIS

Not to Scale

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www.alloyworkshop.com
1109 Rose Hill Drive
Charlottesville, Virginia 22903
t- 434-977-8733
f- 434-979-8733

A0.0 Cover Page

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal

PROJECT HISTORY AND SCOPE:

The historic 'Nimmo House' at 204 Hartman's Mill Road is a one-story weatherboarded frame house which has a rambling quality after having expanded and grown through various additions in at least three separate time periods. The result is an amalgamation of styles, with the earliest dating back to the late nineteenth century and the most recent modern-style addition from the 1970's or 80's. There continues to be some debate as to which structure was the original to the property, but regardless, the earliest structures consisted of a simple gabled building, a separate kitchen structure behind, and another room with an attached shed-roofed porch. All three of these separate structures were connected early on, thereby creating a weatherboarded hallway dog-trot like condition in between.

George A. Sinclair purchased a 9 ¼ acre parcel of land from Edward J. Timberlake in 1870. From there, Jesse and George Nimmo purchased 1.1 acres, added another half-acre in 1882, and divided the land into two parcels in 1887, with George's half being the one that is now the current property. A combination of family history and tax records indicate that the first building was built in 1870-1871. The Nimmo family significantly grew in the 1920's and 30's which mostly likely spurred the next round of additions to the house thereafter. One was a much taller gabled structure with a section of the veranda which created the L-shaped porch. Another addition was a modern shed-roofed wing behind the original kitchen. Other separate outbuildings have also come and gone throughout its history which have included a stable, a chicken coop and an earthen dam structure near the pond. A detached board and batten cottage still exists behind the house but has fallen into disrepair and has already been granted permission to be demolished.

Other historic details include descriptions of the original six over six double-hung wood sash windows which have all eventually been replaced. Two over two double sash windows are believed to have been put in place at the porch along with a different entry door around 1900 and both of these features are still present today. The original entry door was replaced with a Victorian style oak door, which has a single panel of glass surrounded by small panes of stained glass. The original exterior end chimney is of brick laid in stretcher bond. Somewhere along the way, the house number changed as well from 106 to 204. Members of the Nimmo family continued to occupy the house for over 100 years from its inception until they eventually sold the house with its accompanying 12 acres in 1973. It was subdivided soon after and at present day, the property is now nestled on 2 1/2 acres.

The property has already overcome significant obstacles that threatened its existence in pursuit of building new housing developments in the 1960's. A specific committee formed in response to fight the proposed location of the public housing project and to help voters understand the repercussions of the proposed changes put forth by the Redevelopment and Housing Authority. During this process, voters were specifically asked "to examine his(her) conscience before recommending that these graves be touched" or that "these homes and land which are the fruits of generations of hard work be destroyed".

Given the historic significance of this home and its remarkable resilience over the past century and a half, we are undertaking the vital task of renovating it. Our goal is to preserve the home's historic fabric and qualities by retaining the most historic areas of the house with minimal alterations while making necessary functional adjustments that will allow the clients to fully enjoy their home. We plan to relocate the kitchen closer to the primary living and dining areas, and place all the bedroom spaces towards the back and more private areas of the house, significantly improving the layout and flow of the home. The new addition will be in non-historic areas of the house, and we intend to leave the original structures mostly undisturbed. The only alterations to the historic sections of the house will involve raising the sill height for the existing windows in the proposed kitchen space, reversing the swing on the main entry door, and repairing the foundation walls. All proposed alterations are limited to non-historic materials and areas. We hope that our renovation and preservation efforts strike a thoughtful balance that results in a livable and historically significant home, vital for the future generations to come.

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Charlottesville, Virginia 22903
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Project History and Scope Summary

A1.0

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

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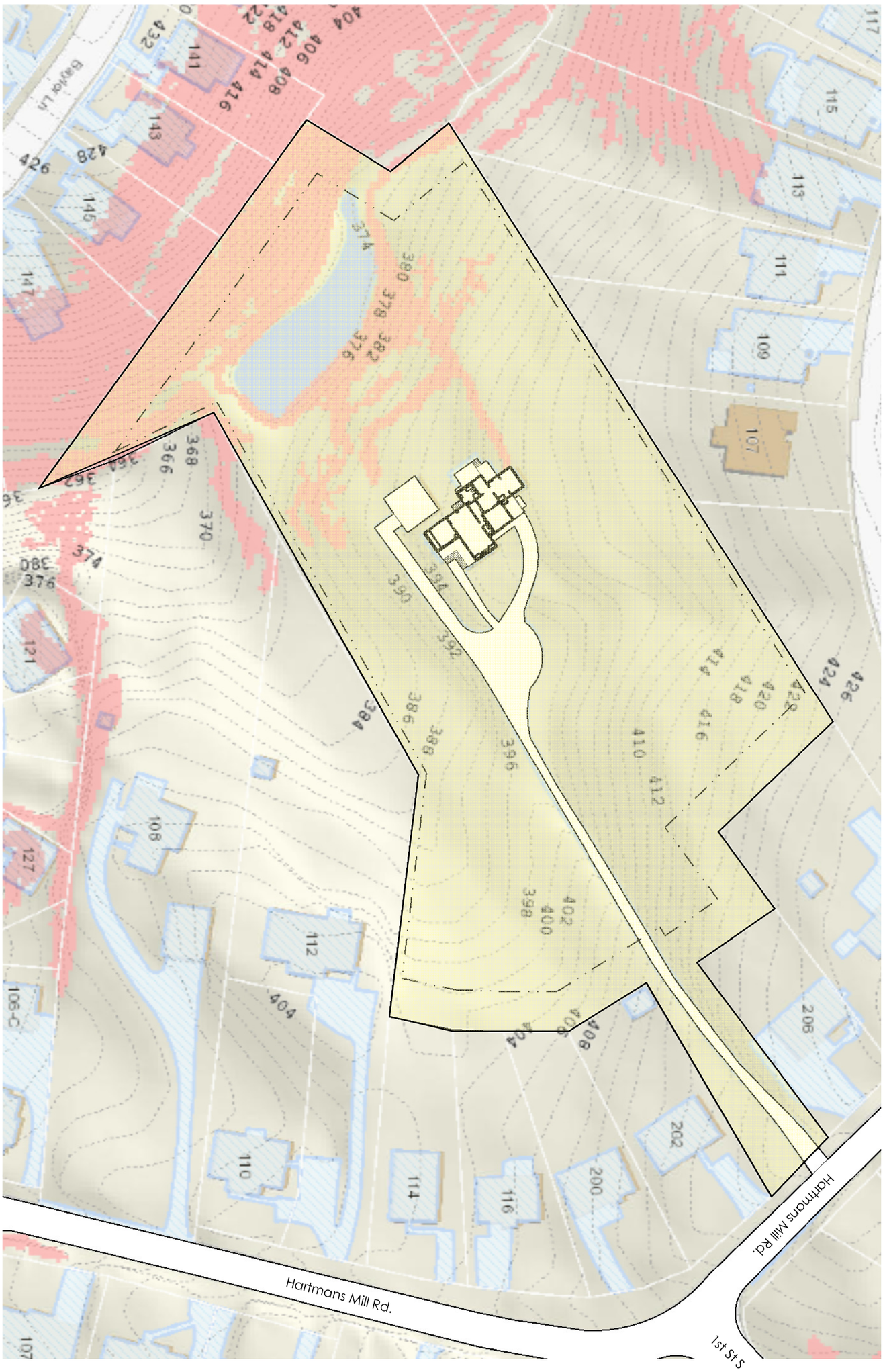

1 Site Plan
Scale: 1" = 60'

A1.1 Site Plan

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023 ISSUE: BAR Submittal

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1 East Elevation

2 North Elevation

3 West Elevation

4 South Elevation

2

3 1

4

Key Plan

N True North

N Project North

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Description 2 Cn 2.007

Addition 1 Ar 2.007

A1.2 Existing Building Photographs

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal

A1.3 Adjacent Building Photographs

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023 ISSUE: BAR Submittal

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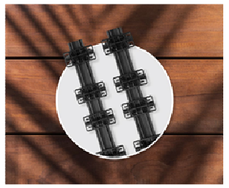

1. Exterior Rainscreen Cladding: Kebony,
Click and Clading System or approved equal

2. Paint (Roof): Sherwin Williams, Silver-Brite Aluminum Paint. Model B59S00011

3. Exterior Semi-Transparent Stain (Deck and Front Steps): Benjamin Moore, Arborcoat Stain, Semi-Transparent, Flat (N638)

4. Cable Railing System (Deck and Screened Porch):

Stainless Post and Cable System: Muzata NiceView Cable Railing System or approved equal

Top Handrail: Kebony

Alaskan Yellow Cedar (Cupressus nootkatensis)

5. Decking and Wood Screening: Alaskan Yellow Cedar

6. Exterior Wall Sconce (Deck): Schoolhouse Electric,
Reed Outdoor Sconce - Jar Shade White,
or approved equal

7. Exterior Surface Mount fixture (Porch): Schoolhouse Electric,
Otis 6" Surface Mount
or approved equal

8. Exterior Paint- Siding: Sherwin Williams, Tin Lizzie SW 9163

9. Exterior Paint- Trim: Sherwin Williams, Everyday White SW 6077

10. Exterior Paint- Shutters: Sherwin Williams, Blue Nile SW 6776

Alloy
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1109 Rose Hill Drive
Charlottesville, Virginia 22903
t- 434-977-8733
f- 434-979-8733

A1.4 Proposed Materials and Selections

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal

Windows:
All windows to be Kolbe All wood Heritage Series or approved equal EXCEPT clerestory windows.

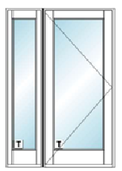
Clerestory windows: Fiberglass composite window, Anderson 100 Series or approved equal

Double-Hung w/Muntins

Casement

Picture window

Doors:
Patio swing door and sidelight to be Kolbe All wood Heritage Series or approved equal.



Outswing door and Sidelite

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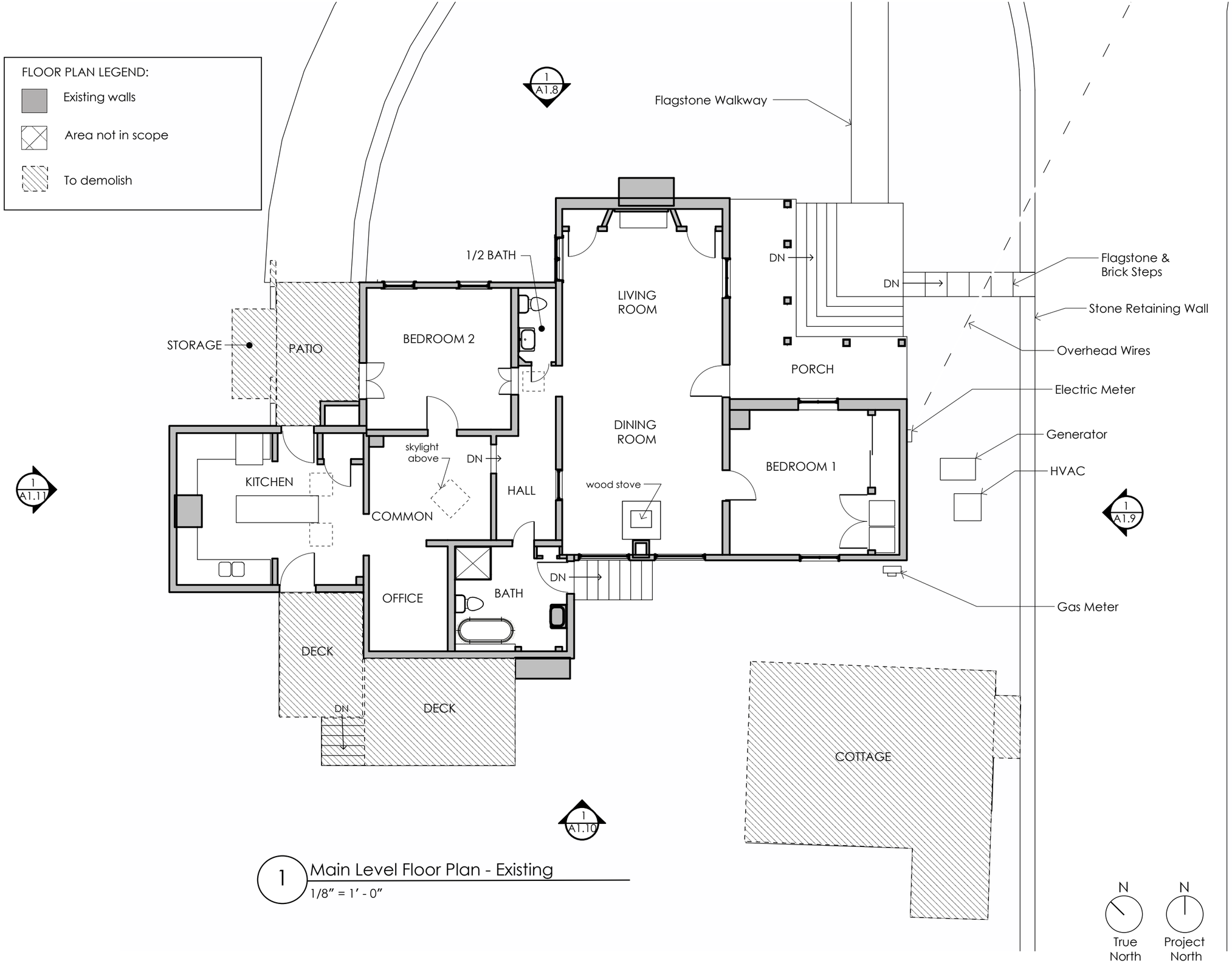
A1.5 Proposed Windows and Doors

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal



1 Main Level Floor Plan - Existing

1/8" = 1' - 0"

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A1.6 Main Level Floor Plan - Existing

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal

FLOOR PLAN LEGEND:

- New walls
- Existing walls
- New Addition

GENERAL NOTES:

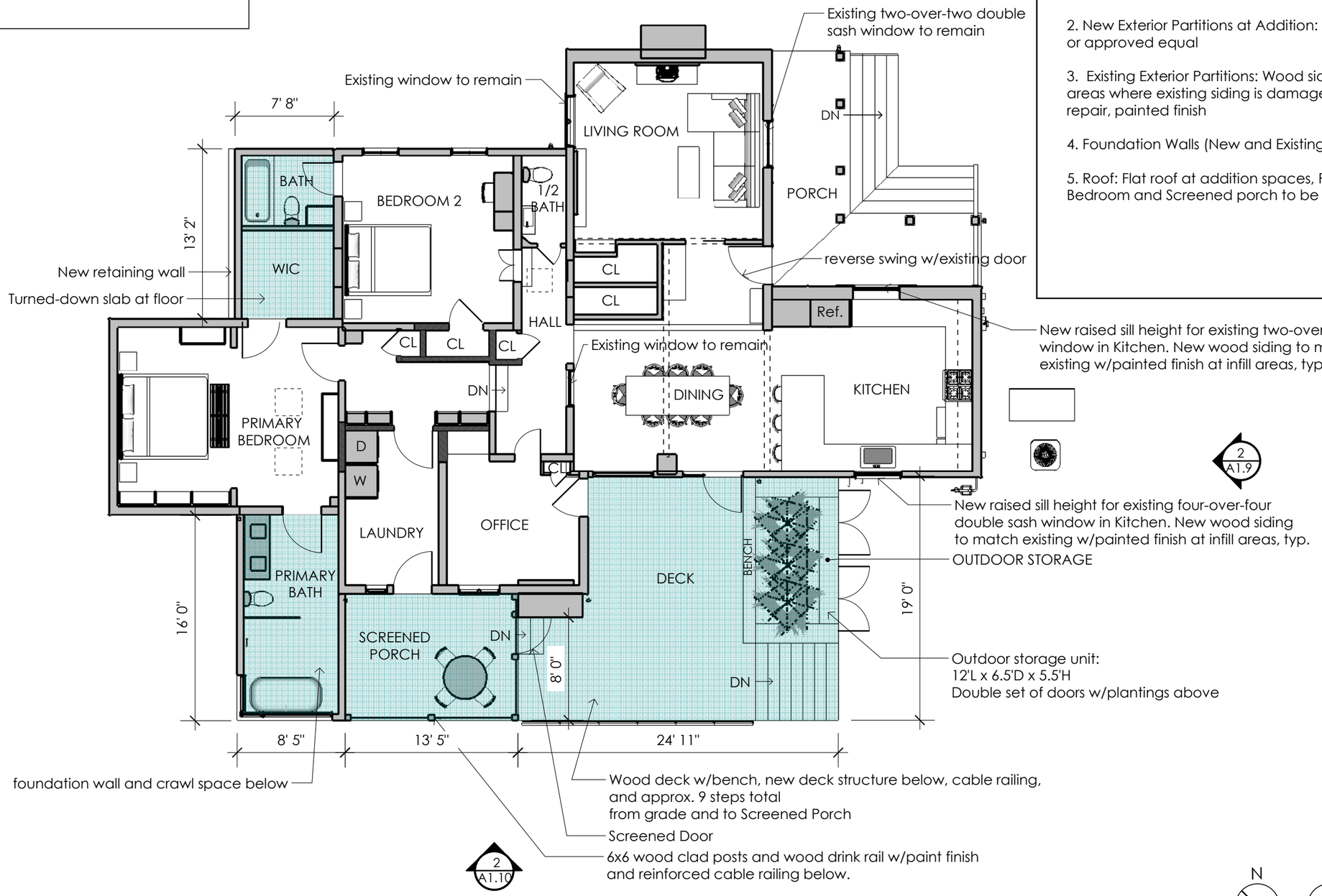
1. New exterior windows throughout unless noted otherwise. Style to match existing, or changed to match the grille pattern from the existing windows with muntins that are to remain. MFR: Kolbe Heritage series or approved equal. Existing windows to be restored and new storm windows applied.

2. New Exterior Partitions at Addition: Kebony siding or approved equal

3. Existing Exterior Partitions: Wood siding only in areas where existing siding is damaged beyond repair, painted finish

4. Foundation Walls (New and Existing): Parged finish

5. Roof: Flat roof at addition spaces, Primary Bedroom and Screened porch to be TPO roofing.



1 Main Level Floor Plan - Proposed

1/8" = 1' 0"

N True North

N Project North

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Charlottesville, Virginia 22903
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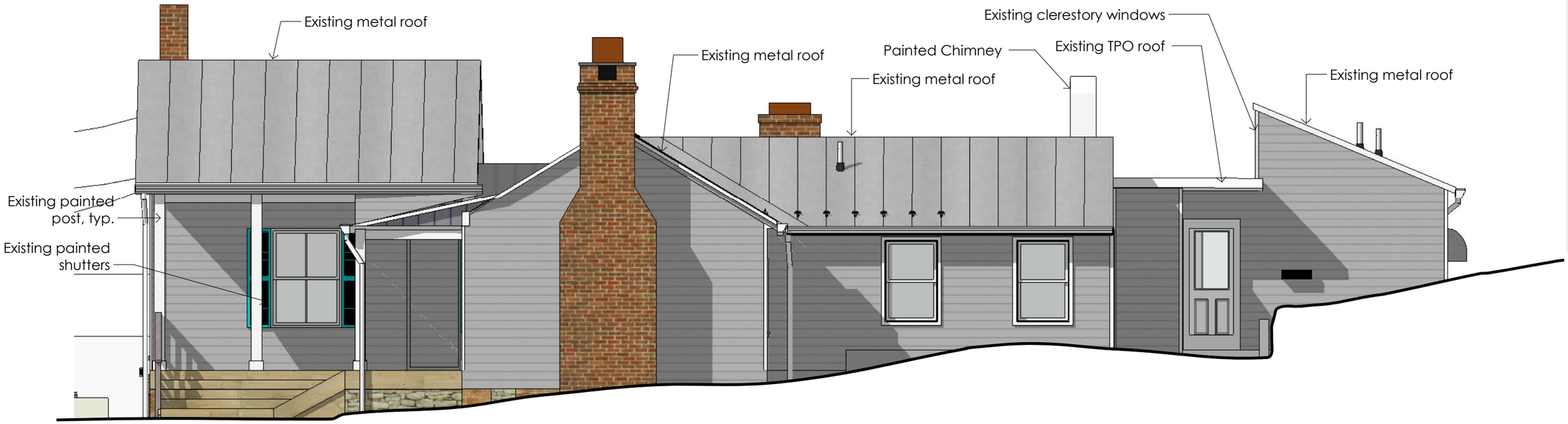
A1.7 Main Level Floor Plan - Proposed

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

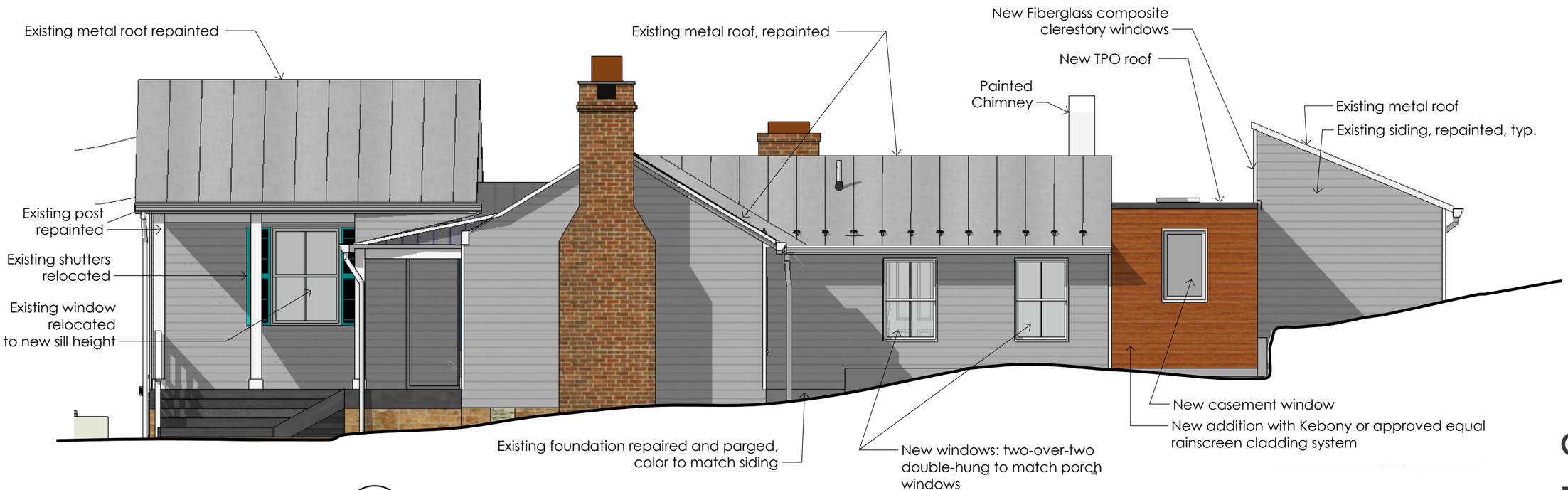
DATE: February 27, 2023

ISSUE: BAR Submittal



1 North Elevation - Existing

3/16" = 1' 0"



2 North Elevation - Proposed

3/16" = 1' 0"

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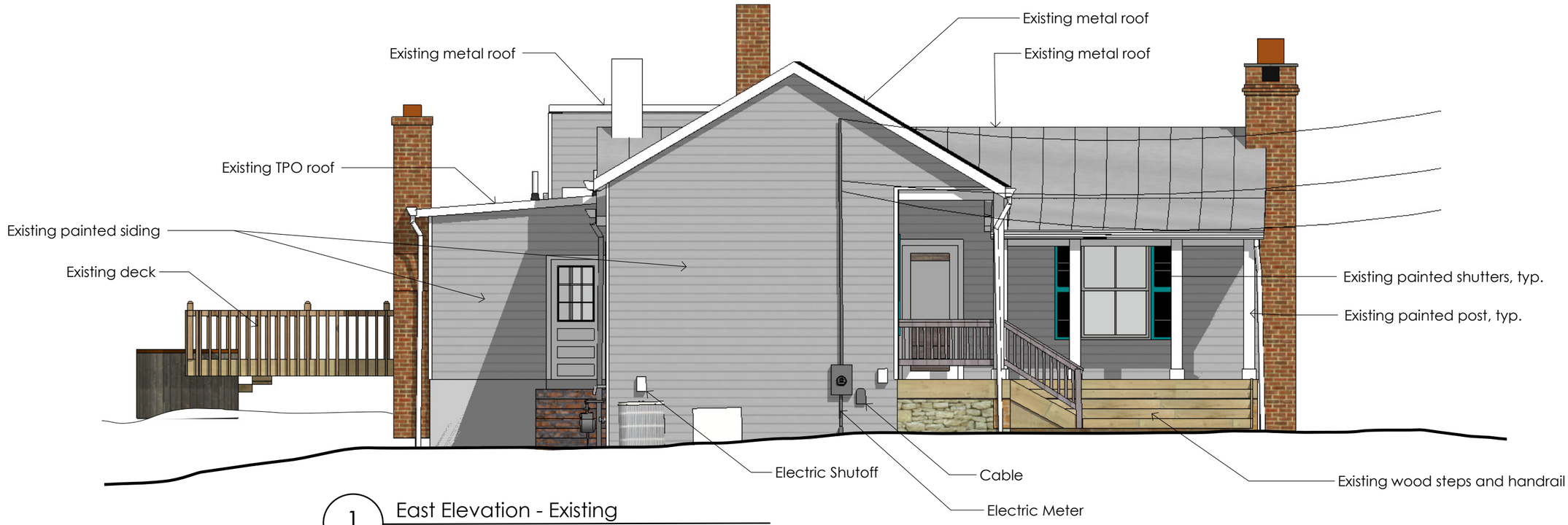
A1.8 North Elevations - Existing and Proposed

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

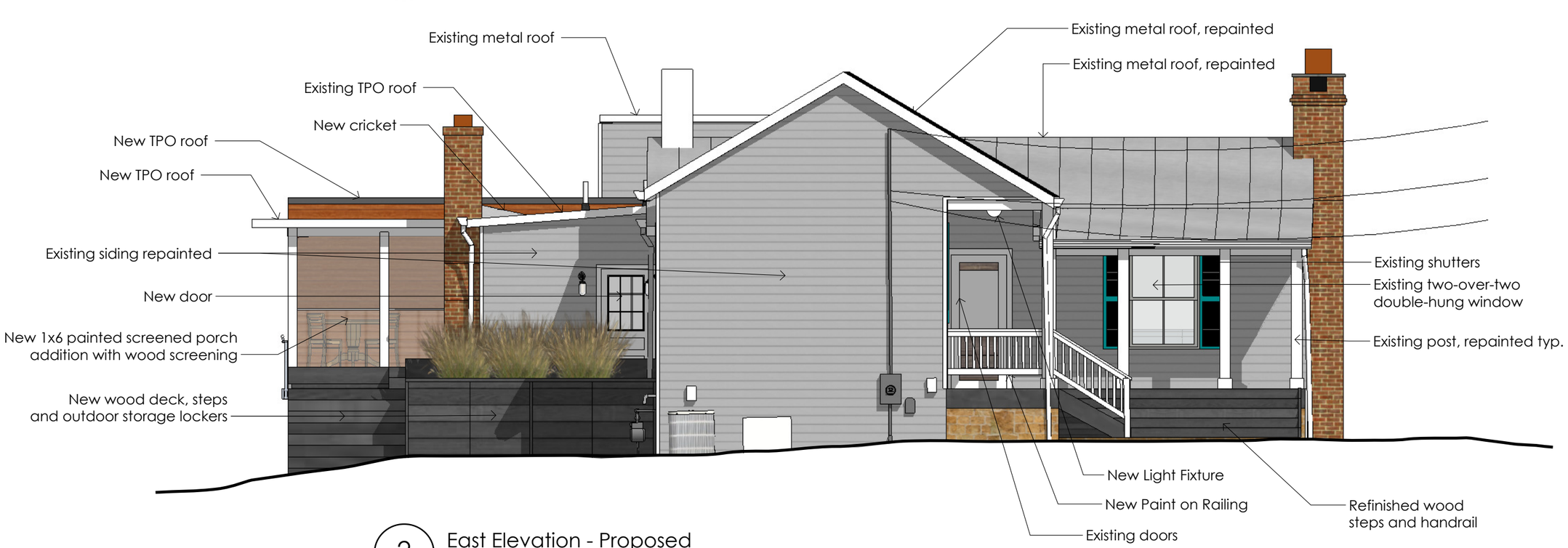
DATE: February 27, 2023

ISSUE: BAR Submittal



1 East Elevation - Existing

3/16" = 1' 0"



2 East Elevation - Proposed

3/16" = 1' 0"

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A1.9 East Elevations - Existing and Proposed

Nimmo House Renovation

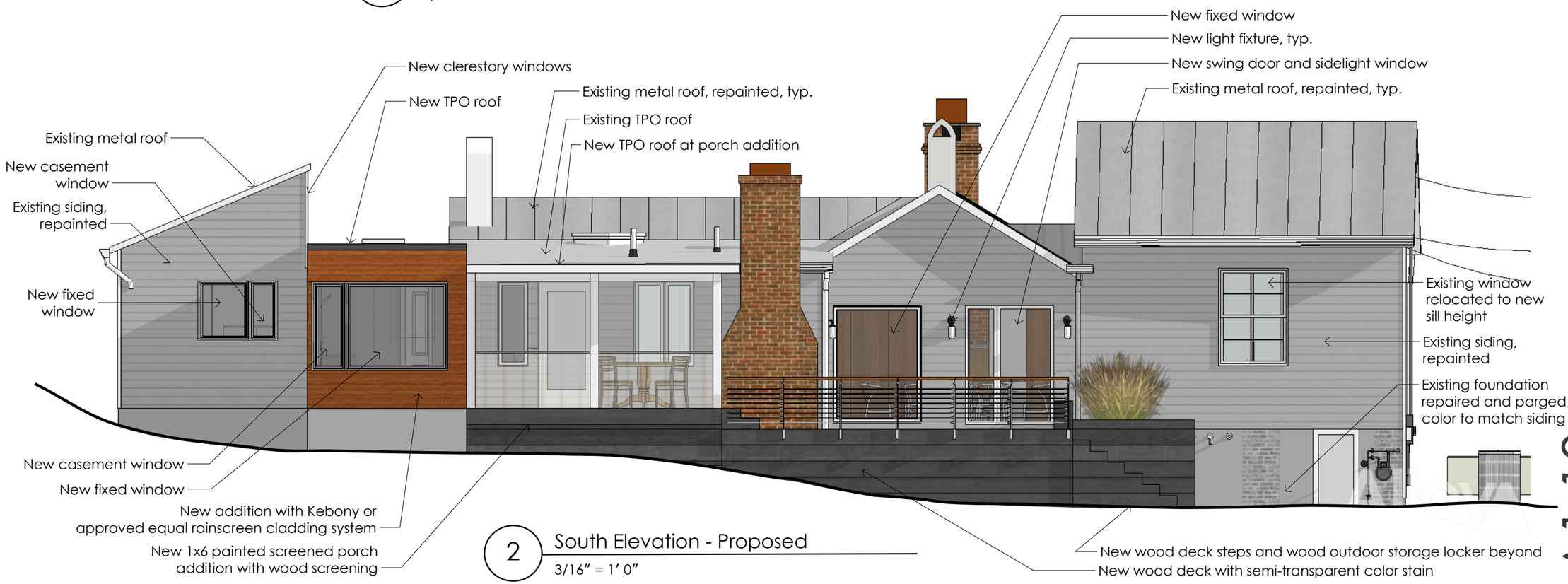
204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal

1 South Elevation - Existing

3/16" = 1' 0"



2 South Elevation - Proposed

3/16" = 1' 0"

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f- 434-979-8733

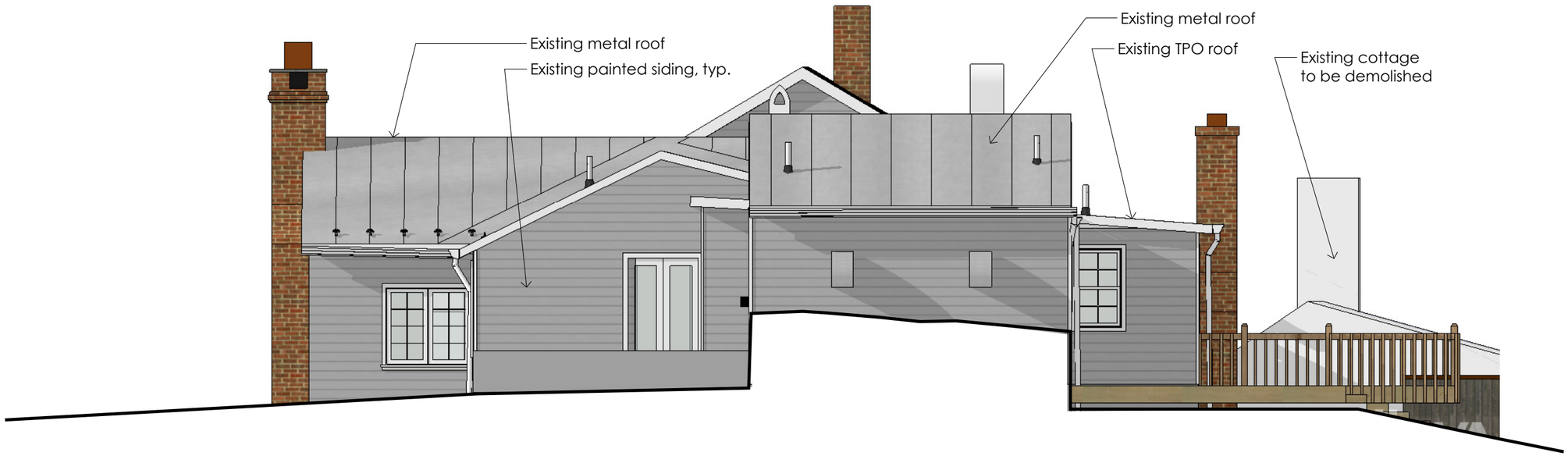
A1.10 South Elevations - Existing and Proposed

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

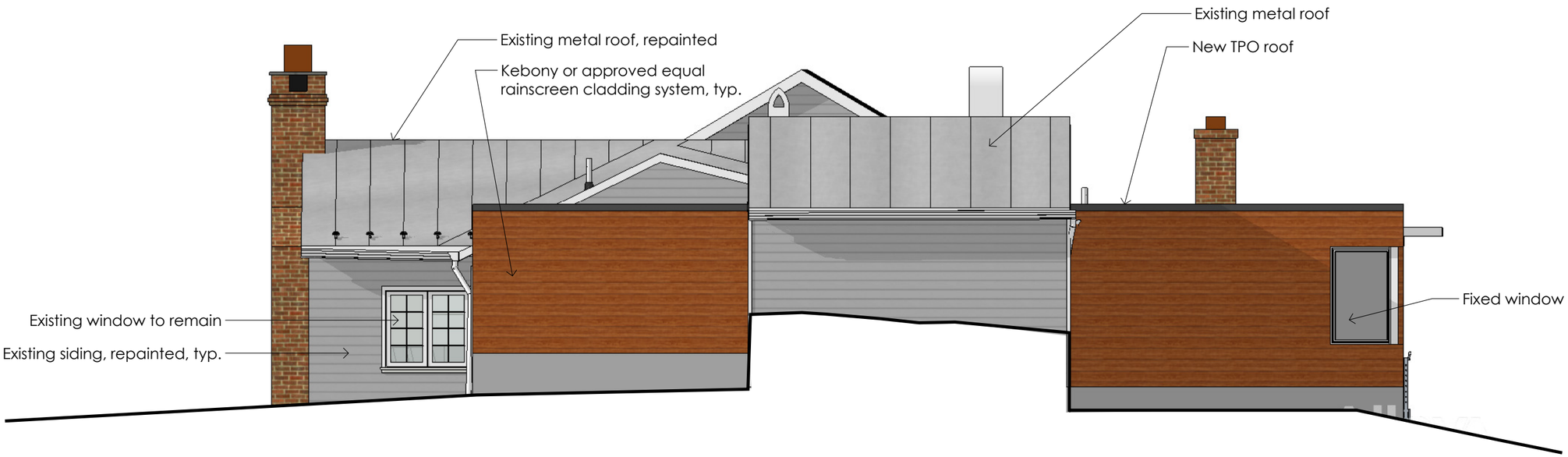
DATE: February 27, 2023

ISSUE: BAR Submittal



1 West Elevation - Existing

3/16" = 1' 0"



1 West Elevation - Proposed

3/16" = 1' 0"

West Elevations - Existing and Proposed

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023

ISSUE: BAR Submittal

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A1.12 Deck View

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023 ISSUE: BAR Submittal

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A1.13 Front Addition View

Nimmo House Renovation

204 Hartman's Mill Road | Charlottesville, VA, 22903

DATE: February 27, 2023 ISSUE: BAR Submittal

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f- 434-979-8733

Certificate of Appropriateness
BAR 23-03-02
506 Park Street, TMP 530123000
North Downtown ADC District
Owner: Presbyterian Church Ch'ville Trust
Applicant: Todd Shallenberger, Waterstreet Studio
Project: Landscaping

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
March 21, 2023

Certificate of Appropriateness Application
BAR 23-03-02
506 Park Street, TMP 530123000
North Downtown ADC District
Owner: Presbyterian Church Ch'ville Trust
Applicant: Todd Shallenberger, Waterstreet Studio
Project: Landscaping: Memorial Garden

Background

Year Built: 1954 (Fellowship Hall 8th Street constructed in 1986)
District: North Downtown ADC District
Status: Contributing

First Presbyterian Church is designed in the Colonial Revival style and based on James Gibbs' 1722 Saint Martin-in-the-Fields in London.

Prior BAR Actions

March 19, 2019 – BAR approved CoA for entrance and ADA ramp, east elevation of Fellowship Hall.

June 2019 – BAR approved CoA for modifications to ADA entrance at east elevation.

July 2020 – BAR approved CoA for three-story addition to the Fellowship Hall, including a new exterior terrace and modifications to the existing driveway. Renovations at the west elevation of the Gathering Hall: Remove four arched windows to accommodate French doors; alterations and new landscaping at the front terrace. Alterations to the Gathering Hall courtyard terrace.

March 16, 2021 - BAR approved CoA (amending the July 2020 plan) to enclose existing arcade, construct hyphen, construct elevator tower, raze the concrete plaza, revised landscaping plan.

Application

- Applicant submittal: Water Street Studio submittal *First Presbyterian Church Memorial Garden,* dated February 28, 2023, 21 pages.

CoA request for alterations to memorial garden.

[Edited from applicant's narrative.] Renovation of the memorial garden to provide a more sacrosanct space for events and ceremonies. Bluestone walk will lead from Maple Street and align with existing walk and gathering terrace. (Small entry way at the chapel will be repaved with bluestone.) The paving replicates the cruciform of the granite cross, expressing the cross-axial arrangement with bluestone pavers. The connecting transitions that close the circle will be colored concrete with saw-cut joints in a radial pattern. A low brick wall and piers will match the existing brick wall and mark the southern edge, between the garden and Maple Street. The plantings are structured with 4' tall boxwood hedge forming the space--allowing for privacy and transparency without making opaque green walls. Eight dogwood trees mark each threshold of the axis; four sweetbay magnolias distinguish the two sides. Deciduous shrubs of dwarf fothergilla, winterberry hollies and summersweet contrast with the evergreen hedge. Small 'little missy' boxwoods define the circle and reinforce the bluestone axis. Plantings of perennials, groundcovers, ferns, grasses, and bulbs are intended to provide a predominant white flowering garden with different forms, textures, and four-season interest.

Discussion

Staff finds the proposed landscaping plan is consistent with the deign guidelines and recommends approval; however, the BAR should discuss the recent removal of two large trees and resolve with the owner/applicant what is planned for the site's tree coverage. Note: During discussion in 2020 and 2021 regarding proposed alterations, the BAR expressed specific concerns regarding the tree coverage—see links below. (Refer to images in the Appendix.) In front of the chapel and south of the sanctuary, a large tree near Maple Street was recently removed and a 28" tree near the sanctuary (noted on the July 2020 submittal) has also been removed. Neither reviewed by the BAR.

> Link to July 21, 2020 meeting minutes (see pages 27-31):
> http://weblink.charlottesville.org/public/0/edoc/799529/Minutes_BAR%20Meeting%20July%2021,%202020.pdf
>
> Link to March 15, 2021 meeting minutes (see pages 16-20):
> http://weblink.charlottesville.org/public/0/edoc/800565/Minutes_BAR%20Meeting%20March%2015,%202021.pdf

Additionally (see maps in the Appendix), on this lot prior to construction of the church was a 19th century, two-story brick house. Of historic note, General Philip Sheridan established his headquarters in this house during the Union Army's brief] occupation of Charlottesville, from March 3 to March 5 or 6, 1865. Sheridan's cavalry camped further north along Park Street. The arguably more infamous General George Custer established his headquarters at *The Farm* (1202 East Jefferson Street). No evidence suggests the memorial garden area is archeologically significant; however, the applicant should be mindful of the site's history and encouraged to treat appropriately any evidence revealed during excavations.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed landscaping at 506 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.

[…as submitted with following conditions: …)

Denial: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed landscaping at 506 Park Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Site Design and Elements

B. Plantings

1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

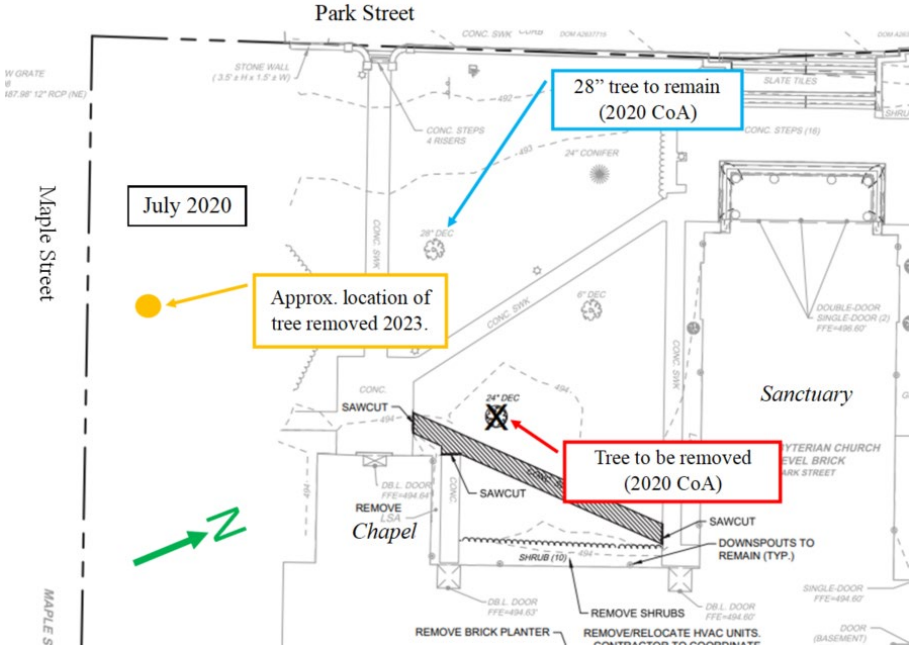
E. Walkways & Driveways

1) Use appropriate traditional paving materials like brick, stone, and scored concrete.

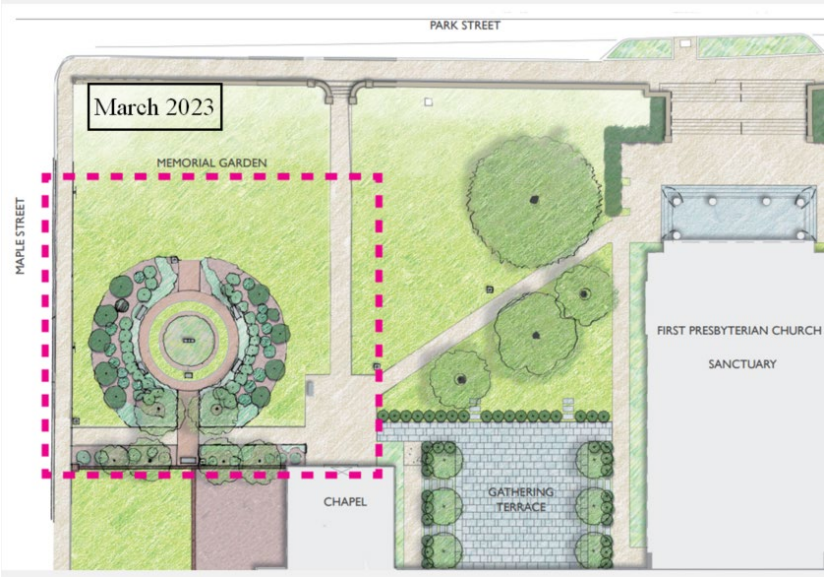
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

Appendix:

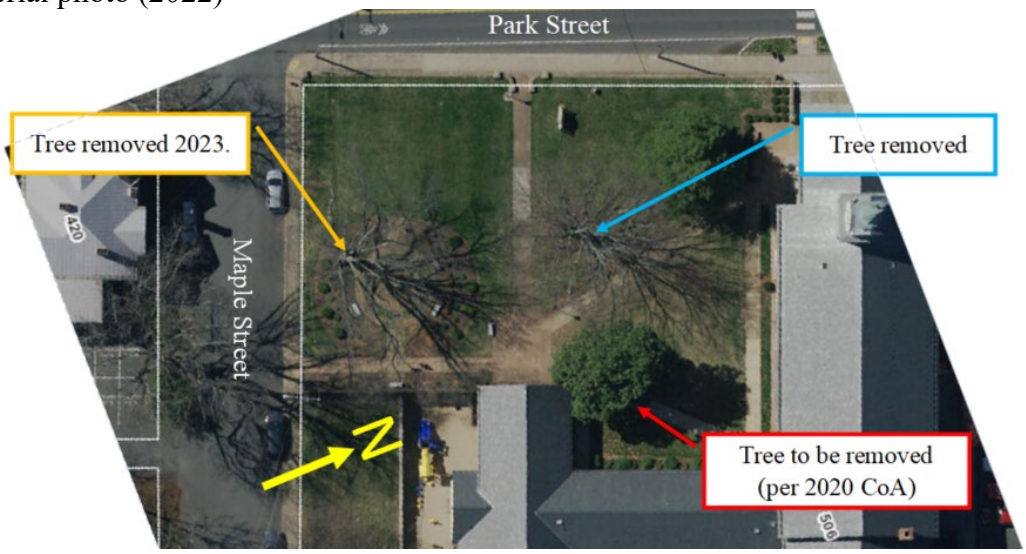
From July 2020 CoA submittal



From applicant's March 2023 submittal



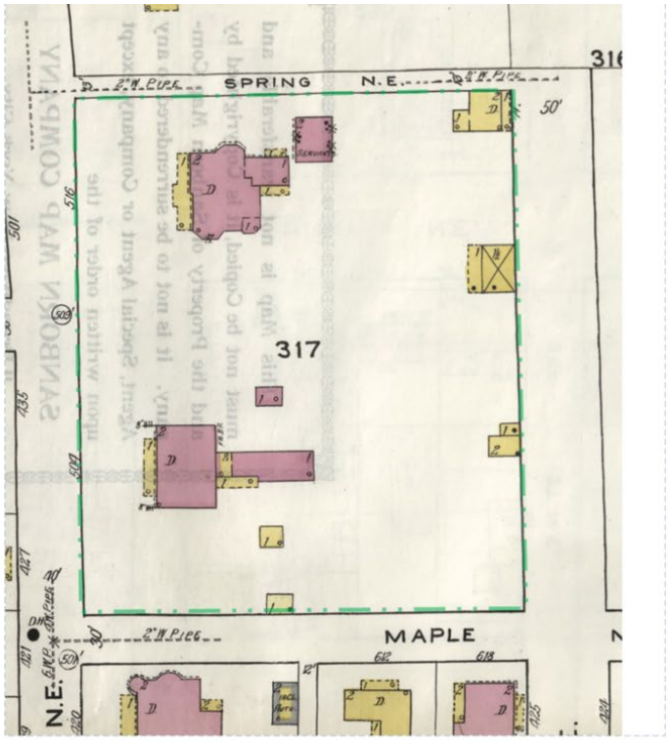
City GIS aerial photo (2022)



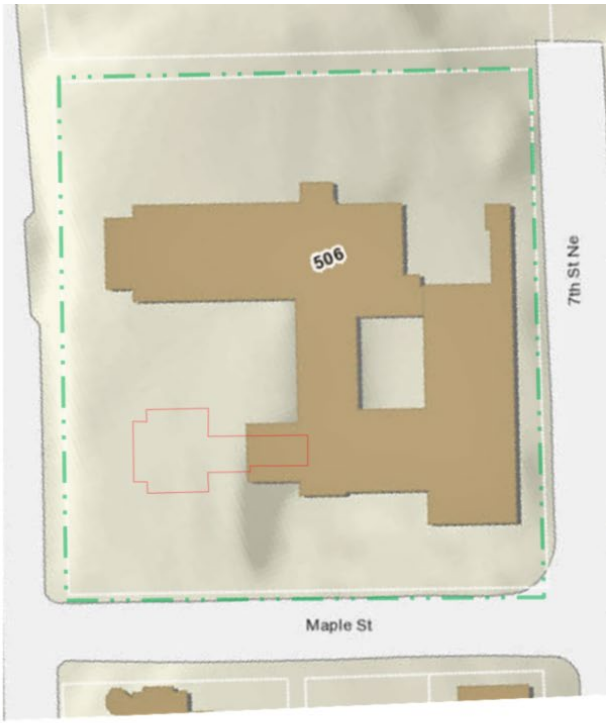
Staff photo

From applicant's March 2023 submittal

Prior residence at 506 Park Street

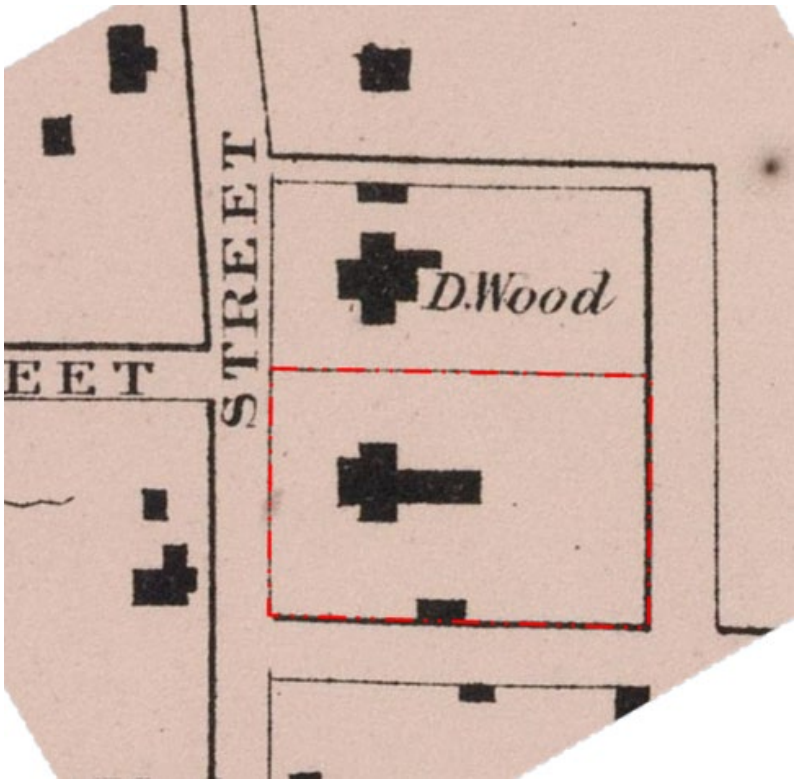


1920 Sanborn Map

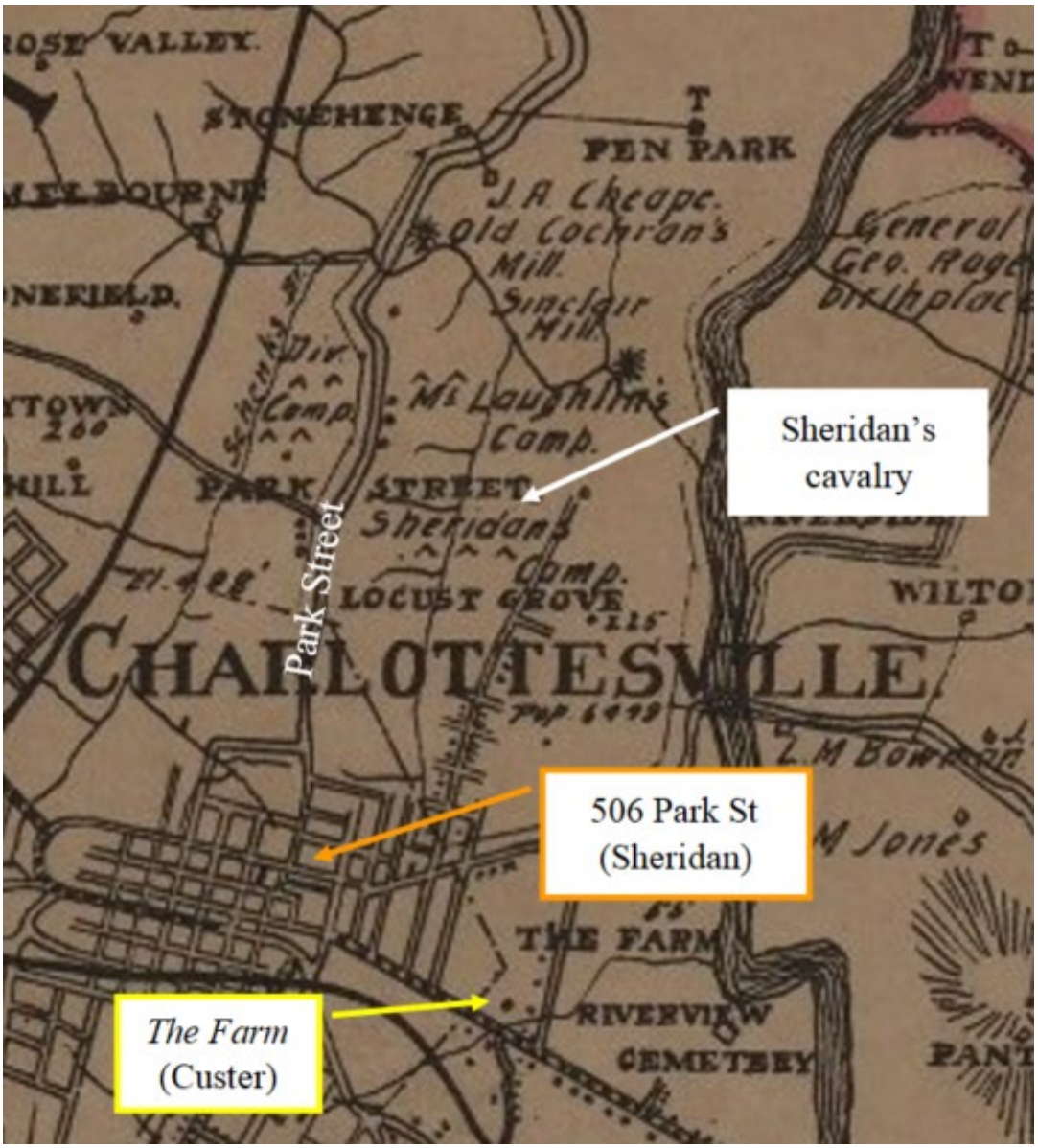


City GIS (approximate alignment)

1877 Grey Map



1907 Massie Map



LANDMARK SURVEY

IDENTIFICATION

Street Address: 500 Park Street
Map and Parcel: 53-123
Census Track & Block: 3-416
Present Owner: Presbyterian Church of Ch'ville.
Address: 500 Park Street
Present Use: House of Worship
Original Owner: First Presbyterian Church
Original Use: House of Worship

BASE DATA

Historic Name: First Presbyterian Church
Date/Period: 1955
Style: Colonial Revival
Height to Cornice:
Height in Stories: 1
Present Zoning: B-1
Land Area (sq.ft.): 170 x 270
Assessed Value (land + imp.): 28,000 + 255,960 = 283,960

ARCHITECTURAL DESCRIPTION

The First Presbyterian Church is a 1955 Neo-Georgian church based on James Gibbs' 1722 masterpiece St. Martin-in-the-Fields in London. Unlike Wren's churches with the adjunct steeple, Gibbs unified the plan and placed the spire at the west end of the church between the portico and the nave. The plan remains a classic to this day. Large, circular headed windows link the sanctuary with the educational wing to the south. The brickwork is very fine and the structure is nicely integrated with its site.

HISTORICAL DESCRIPTION

In 1819 the Presbyterians of Charlottesville and the neighboring district joined together to form the South Plains Presbyterian Church. The church lacked regular ministerial services until 1824 when the Rev. Francis Bowman, a graduate of Princeton Theological Seminary, became the pastor. He resided at 416 Park St. Their first Meeting House was built on the southeast corner of Market and 2nd St. N.E. in 1827. In 1856 this structure was replaced with a Gothic Revival building. In 1898 the congregation moved to a new building on the southwest corner of Market and 2nd St., N.E. In 1951 the church secured the John Kelly and Drury Wood property on Park St. with construction commencing in 1955. The decision to locate on Park St. resulted in the destruction of 3 architecturally and historically significant 19th century structures and an interruption of the residential scale and rhythm of the neighborhood. The local architectural firm of Stainback & Scribner designed the Neo-Georgian Church

GRAPHICS

CONDITIONS

Good

SOURCES

City Records
First Presbyterian Church Annaul Report, 1973

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name First Presbyterian Church Applicant Name Todd Shallenberger, Watertsreet Studio

Project Name/Description Memorial Garden Renovation Parcel Number _____

Project Property Address 500 Park Street, Charlottesville, VA 22902

Applicant Information

Address: 802 East Jefferson Street
Suite 3
Email: tshallenberger@waterstreetstudio.net
Phone: (W) 434.295.8177 (C) 434.249.8020

Property Owner Information (if not applicant)

Address: _____
_____
Email: _____
Phone: (W) _____ (C) _____
_

Do you intend to apply for Federal or State Tax Credits for this project? _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

02/28/2023
Signature Date

Todd Shallenberger 02/28/2023
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

_____
Signature Date

_____
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See attached narrative, first page

List All Attachments (see reverse side for submittal requirements): Cover page, existing conditions plans and images, Memorial Garden renovation plans, brick wall elevation, precedent images, and plant images.

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____
_____

Revised 2016

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at www.charlottesville.org.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance*:*

(1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;

(2) Photographs of the subject property and photographs of the buildings on contiguous properties;

(3) One set of samples to show the nature, texture and color of materials proposed;

(4) The history of an existing building or structure, if requested;

(5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);

(6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

FIRST PRESBYTERIAN CHURCH
MEMORIAL GARDEN RENOVATION
28 FEBRUARY 2023

NARRATIVE

EXISTING CONDITIONS:

THE PROJECT ENTAILS A RENOVATION OF AN EXISTING MEMORIAL GARDEN ON THE SOUTHWEST SIDE OF THE FIRST PRESBYTERIAN CHURCH PROPERTY NEAR THE CORNER OF PARK STREET AND MAPLE STREET. A CONCRETE WALK LEADS FROM MAPLE STREET AND PROVIDES AN ACCESSIBLE ENTRANCE TO THE MEMORIAL GARDEN. THE GARDEN IS COMPRISED OF CONCRETE PAVERS WITH STEEL EDGING THAT IS CENTERED AROUND A CIRCULAR PLANTING BED WITH A GRANITE CROSS. EXISTING PLANTINGS OF NANDINA, JAPANESE HOLLIES, BOXWOODS, LILY TURF AND FLOWERING DOGWOODS ARE LOOSELY ARRANGED AROUND THE PERIMETER WHILE AN ARRAY OF ANNUALS PROVIDES A SPLASH OF COLOR IN THE CENTRAL BED. THERE ARE THREE POST LIGHTS THAT LOOK OUTDATED AND WILL BE REPLACED, AND SOME GRANITE BENCHES WILL BE REUSED. MOST OF THESE ELEMENTS WILL BE DEMOLISHED EXCEPT FOR THE GRANITE CROSS, THE CENTRAL PLANTING BED INSIDE THE CIRCLE, AND THE INNER MOST STEEL EDGING. BESIDES THE GRANITE BENCHES, A GARDEN PLAQUE AND TWO FLOWERING DOGWOODS WILL BE SALVAGED AND RELOCATED IN THE NEW DESIGN FOR THE GARDEN.

RENOVATION OF THE MEMORIAL GARDEN:

THE INTENT OF THE GARDEN IS TO PROVIDE A MORE SACROSANCT SPACE FOR EVENTS AND CEREMONIES. A NEW BLUESTONE WALK WILL LEAD FROM MAPLE STREET AND ALIGN WITH AN EXISTING WALK AND GATHERING TERRACE. A SMALL ENTRY WAY IN FRONT OF THE CHAPEL WILL BE REPAVED WITH BLUESTONE. THE PAVING DESIGN FOR THE MEMORIAL GARDEN REPLICATES THE CRUCIFORM OF THE GRANITE CROSS BY EXPRESSING THE CROSS-AXIAL ARRANGEMENT WITH BLUESTONE PAVERS. THE CONNECTING TRANSITIONS THAT CLOSE THE CIRCLE WILL BE COLORED CONCRETE WITH SAW CUT JOINTS IN A RADIAL PATTERN. A LOW BRICK WALL AND PIERS WILL MATCH THE EXISTING BRICK WALL AND MARK THE SOUTHERN EDGE BETWEEN THE GARDEN AND MAPLE STREET.

THE PLANTING FOR THE GARDEN IS STRUCTURED WITH 4’ TALL BOXWOOD HEDGES THAT HELP FORMS THE SPACE, ALLOWING FOR SOME PRIVACY AND TRANSPARENCY WITHOUT MAKING OPAQUE GREEN WALLS. EIGHT FLOWERING DOGWOOD TREES MARK EACH THRESHOLD OF THE AXIS WHILE FOUR SWEETBAY MAGNOLIAS DISTINGUISH THE TWO SIDES. DECIDUOUS SHRUBS OF DWARF FOTHERGILLA, WINTERBERRY HOLLIES AND SUMMERSWEET CONTRAST WITH THE EVERGREEN HEDGES. SMALL ‘LITTLE MISSY’ BOXWOODS HELP DEFINES THE CIRCLE AND REINFORCES THE BLUESTONE AXIS. THE OTHER PLANTINGS OF PERENNIALS, GROUNDCOVERS, FERNS, GRASSES, AND BULBS ARE INTENDED TO PROVIDE A PREDOMINANT WHITE FLOWERING GARDEN WITH DIFFERENT FORMS, TEXTURES, AND FOUR SEASONS INTEREST.

CONTEXT PLAN

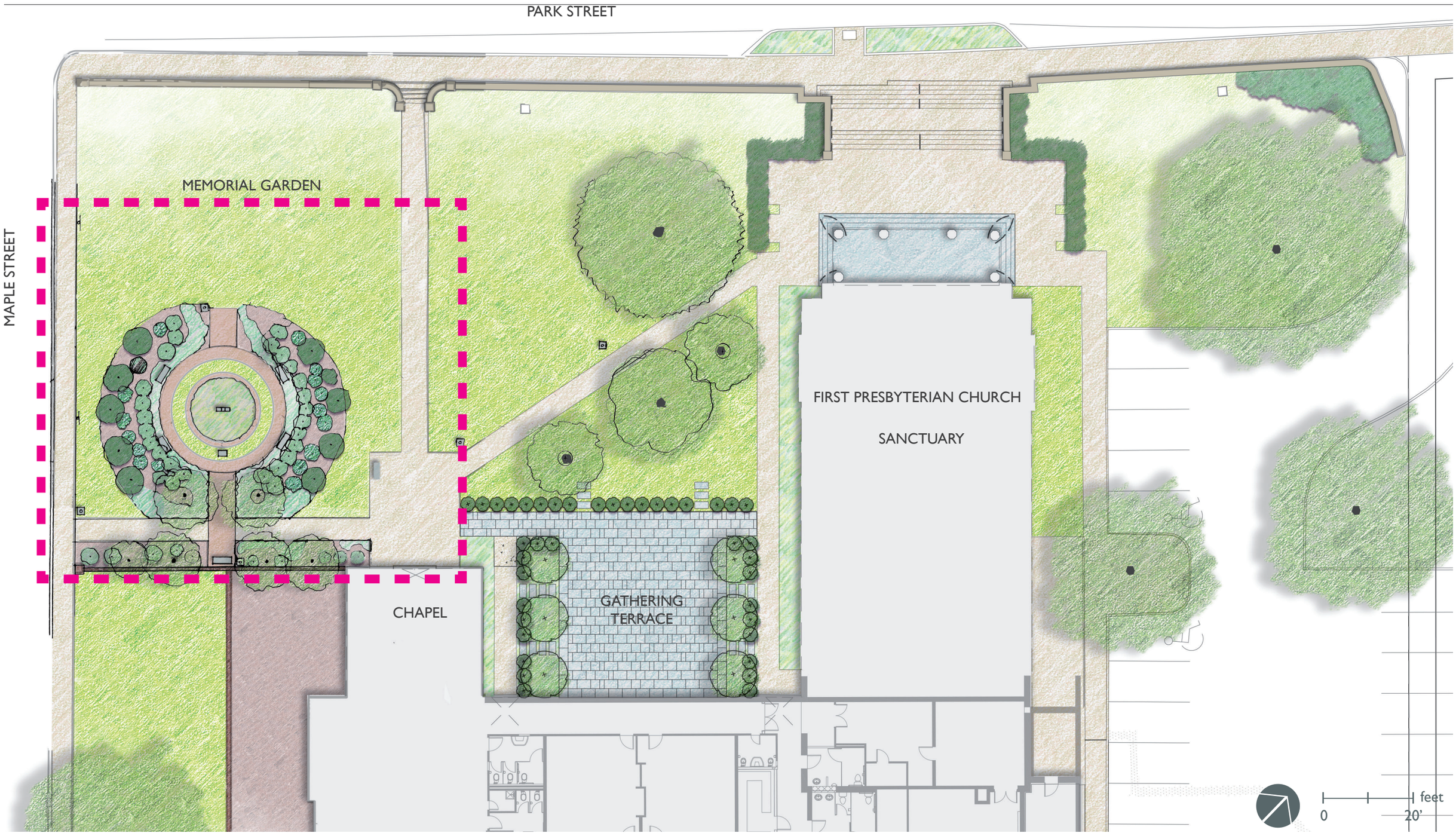
waterstreetstudio
landscape architecture | civil engineering

FIRST PRESBYTERIAN CHURCH

MEMORIAL GARDEN RENOVATION

28 | FEBRUARY | 2023

waterstreetstudio
landscape architecture | civil engineering



MEMORIAL GARDEN EXISTING CONDITIONS

MAPLE STREET

LEGEND

1 - (E) GRANITE STONE CROSS
2 - (E) ANNUALS / SCATTERING GARDEN
3 - CONCRETE PAVERS / STEEL EDGING
4 - LAWN
5 - MEMORIAL GARDEN PLAQUE (TO BE RELOCATED)
6 - STONE BENCHES (6 TOTAL)
7 - LIGHT POLES (TO BE REMOVED)
8 - FLOWERING DOGWOODS
9 - NANDINA SHRUBS
10 - JAPANESE HOLLY SHRUBS
11 - BOXWOOD SHRUBS
12 - LIRIOPE GROUNDCOVER
13 - OVERHEAD UTILITY LINES
14 - ACCESSIBLE PARKING / NO PARKING SIGNS
15 - BRICK WALL AND PIER
16 - CONCRETE WALK

FIRST PRESBYTERIAN CHURCH

CHAPEL

GATHERING TERRACE

feet
0 10’

Our Sacred Garden
A place of rest for those in God's care
where one can remember and
peacefully meditate upon the lives of those
whom we love but see no longer

First Presbyterian Church
Memorial Garden
Consecrated December 1999

PARK STREET

MAPLE STREET

MEMORIAL GARDEN

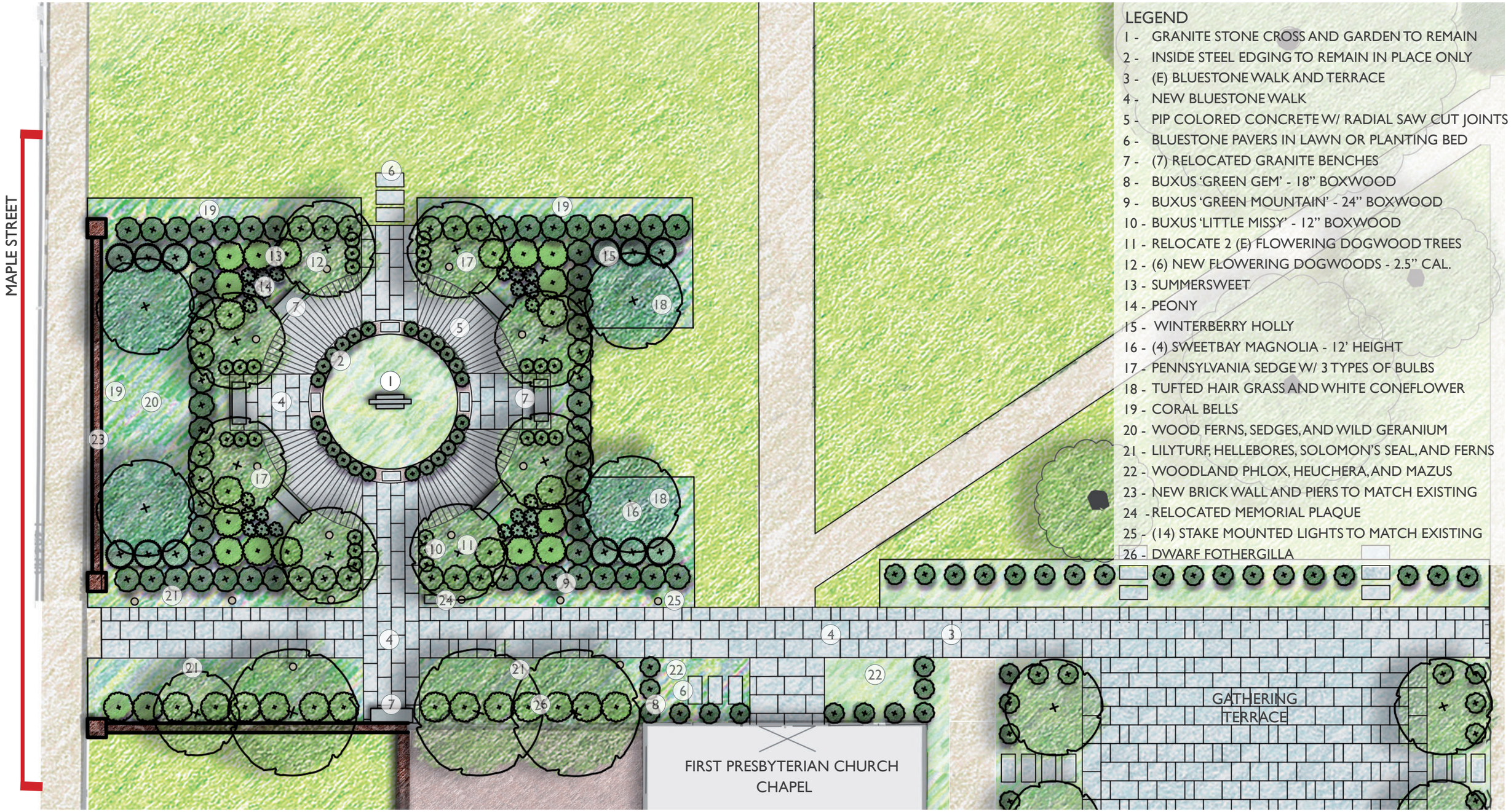
FIRST PRESBYTERIAN CHURCH

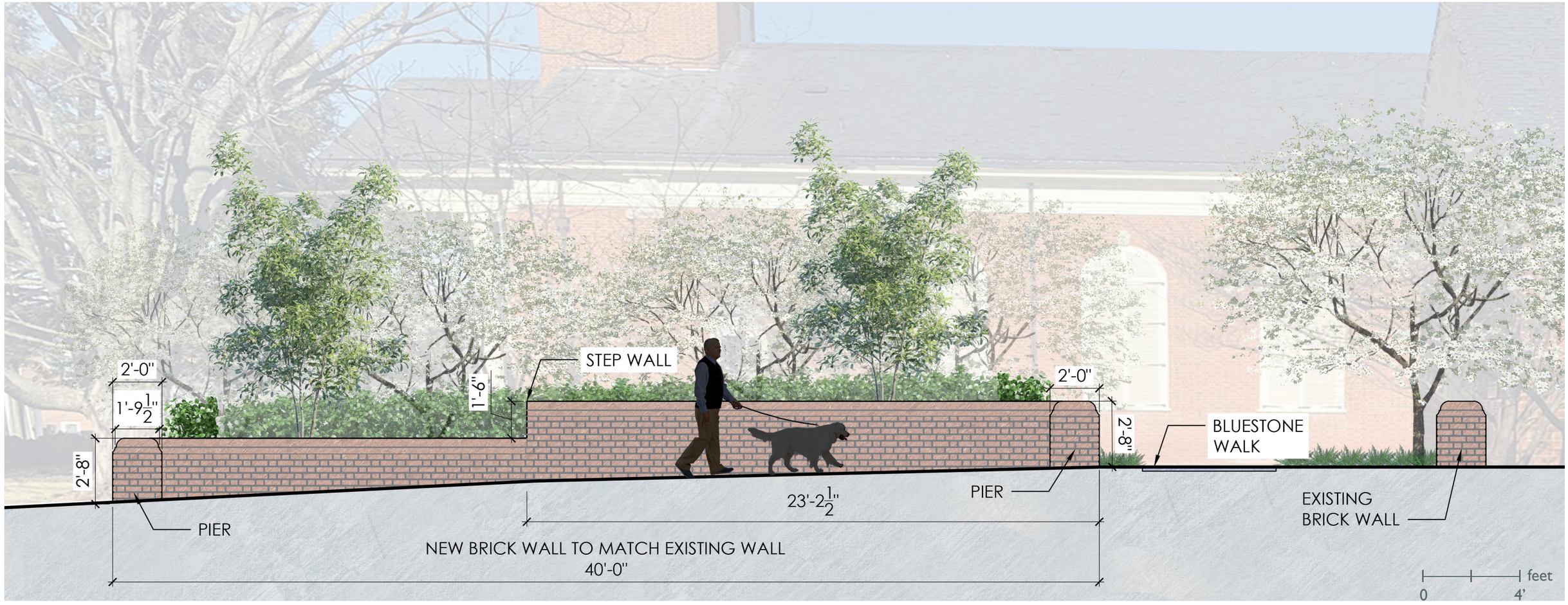
SANCTUARY

CHAPEL

GATHERING TERRACE

0 20' feet


MAPLE STREET
FIRST PRESBYTERIAN CHURCH
CHAPEL
GATHERING
TERRACE
LEGEND
1 - GRANITE STONE CROSS AND GARDEN TO REMAIN
2 - INSIDE STEEL EDGING TO REMAIN IN PLACE ONLY
3 - (E) BLUESTONE WALK AND TERRACE
4 - NEW BLUESTONE WALK
5 - PIP COLORED CONCRETE W/ RADIAL SAW CUT JOINTS
6 - BLUESTONE PAVERS IN LAWN OR PLANTING BED
7 - (7) RELOCATED GRANITE BENCHES
8 - BUXUS 'GREEN GEM' - 18" BOXWOOD
9 - BUXUS 'GREEN MOUNTAIN' - 24" BOXWOOD
10 - BUXUS 'LITTLE MISSY' - 12" BOXWOOD
11 - RELOCATE 2 (E) FLOWERING DOGWOOD TREES
12 - (6) NEW FLOWERING DOGWOODS - 2.5" CAL.
13 - SUMMERSWEET
14 - PEONY
15 - WINTERBERRY HOLLY
16 - (4) SWEETBAY MAGNOLIA - 12' HEIGHT
17 - PENNSYLVANIA SEDGE W/ 3 TYPES OF BULBS
18 - TUFTED HAIR GRASS AND WHITE CONEFLOWER
19 - CORAL BELLS
20 - WOOD FERNS, SEDGES, AND WILD GERANIUM
21 - LILYTURF, HELLEBORES, SOLOMON'S SEAL, AND FERNS
22 - WOODLAND PHLOX, HEUCHERA, AND MAZUS
23 - NEW BRICK WALL AND PIERS TO MATCH EXISTING
24 - RELOCATED MEMORIAL PLAQUE
25 - (14) STAKE MOUNTED LIGHTS TO MATCH EXISTING
26 - DWARF FOTHERGILLA
feet
0
10'


2'-0"
1'-9 1/2"
2'-8"
1'-6"
STEP WALL
2'-0"
2'-8"
BLUESTONE
WALK
PIER
23'-2 1/2"
PIER
EXISTING
BRICK WALL
NEW BRICK WALL TO MATCH EXISTING WALL
40'-0"
0
4'
feet

(E) LAWN

(5) CLETHRA 'VANILLA SPICE', SUMMERSWEET

(3) PAEONIA 'FESTIVA MAXIMA', PEONY

(6) CORNUS 'APPALACHIAN SPRING' / FLOWERING DOGWOOD

(40) HELLEBORUS 'ICE BREAKER', LENTEN ROSE

(76) HEUCHERA 'AUTUMN BRIDE', CORAL BELLS

(68) BUXUS 'GREEN MOUNTAIN'/ 24" BOXWOOD

(3) ILEX VERTICILLATA, WINTERBERRY

(43) HEUCHERA 'AUTUMN BRIDE', ALUM ROOT

(50) DESCHAMPSIA 'GOLD TAU, TUFTED HAIRGRASS

MAGNOLIA VIRGNIANA, SWEETBAY MAGNOLIA

(50) CAREX PENSYLVANICA, INTERPLANTED WITH (75) CHIONODOXA, (75) GLANTHUS, AND (75) SCILLA

(50) NARCISSUS 'THALIA', WHITE DAFFODIL

(50) CAREX PENSYLVANICA, INTERPLANTED WITH (75) CHIONODOXA, (75) GLANTHUS, AND (75) SCILLA

(3) PAEONIA 'FESTIVA MAXIMA', PEONY

(30) DRYOPTERIS MARGINALIS AND (70) CAREX PENSYLVANICA INTERPLANTED

(20) GERANIUM MACULATUM AND (40) CAREX PENSYLVANICA INTERPLANTED

MAGNOLIA VIRGNIANA, SWEETBAY MAGNOLIA

(5) CLETHRA 'VANILLA SPICE', SUMMERSWEET

(3) ILEX VERTICILLATA, WINTERBERRY

SHRUB PLANTING 03 L4.00|L4.00

(100) LIRIOPE 'MONROE'S WHITE', WHITE LILYTURF

(25) POLYGONATUM 'RUBY SLIPPERS', SOLOMON'S SEAL

(15) POLYSTICHUM ACROSTICHOIDES, CHRISTMAS FERN

(15) FOTHERGILLA GARDENII, DWARF FOTHERGILLA

04 L4.00|L4.00 EXISTING NATIVE SOIL PREPARATION

(E) PLANTING

(48) BUXUS 'LITTLE MISSY'/ 12" BOXWOOD

05 L4.00|L4.00 PLANT MATRIX - TRIANGLE LAYOUT

(E) TREE

(E) TREE

(E) TREE

(E) TREE

(E) TREE

(16) HELLEBORUS 'ICE BREAKER', LENTEN ROSE

01 L4.00|L4.00 TREE PLANTING

(5) CLETHRA 'VANILLA SPICE', SUMMERSWEET

(3) PAEONIA 'FESTIVA MAXIMA', PEONY

(4) ILEX VERTICILLATA, WINTERBERRY

02 L4.00|L4.00 PERENNIAL PLANTING

(21) ECHINACEA 'WHITE SWAN', WHITE CONEFLOWER

(50) DESCHAMPSIA 'GOLD TAU', TUFTED HAIRGRASS

MAGNOLIA VIRGNIANA, SWEETBAY MAGNOLIA

(50) CAREX PENSYLVANICA, INTERPLANTED WITH (75) CHIONODOXA, (75) GLANTHUS, AND (75) SCILLA

(50) NARCISSUS 'THALIA', WHITE DAFFODIL

(50) CAREX PENSYLVANICA, INTERPLANTED WITH (75) CHIONODOXA, (75) GLANTHUS, AND (75) SCILLA

(50) DESCHAMPSIA 'GOLD TAU' , TUFTED HAIRGRASS

MAGNOLIA VIRGNIANA, SWEETBAY MAGNOLIA

(21) ECHINACEA 'WHITE SWAN', WHITE CONEFLOWER

(4) ILEX VERTICILLATA, WINTERBERRY

(5) CLETHRA 'VANILLA SPICE', SUMMERSWEET

(3) PAEONIA 'FESTIVA MAXIMA', PEONY

(100) LIRIOPE 'MONROE'S WHITE', WHITE LILYTURF

(12) BUXUS 'GREEN GEM'/ 18" BOXWOOD

(26) MAZUS 'ALBA', WHITE MAZUS

(30) PHLOX 'MAY BREEZE', WOODLAND PHLOX

(41) HEUCHERA 'AUTUMN BRIDE', ALUM ROOT

A

A

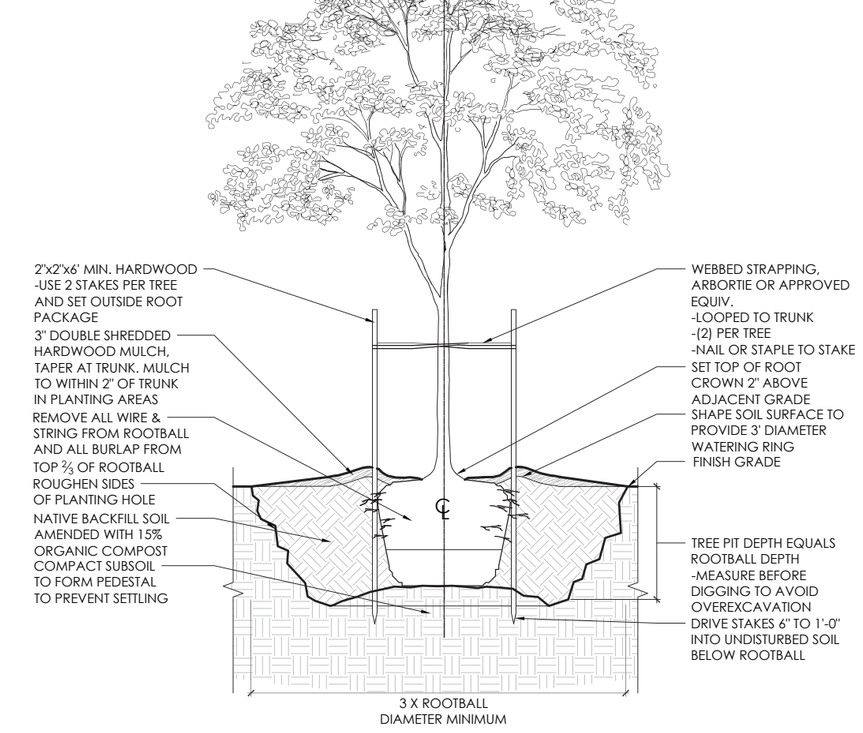
A

A

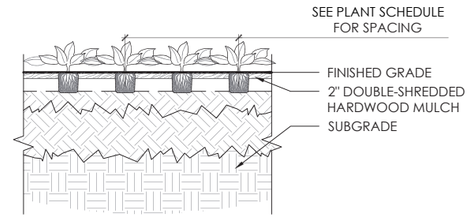
feet

0

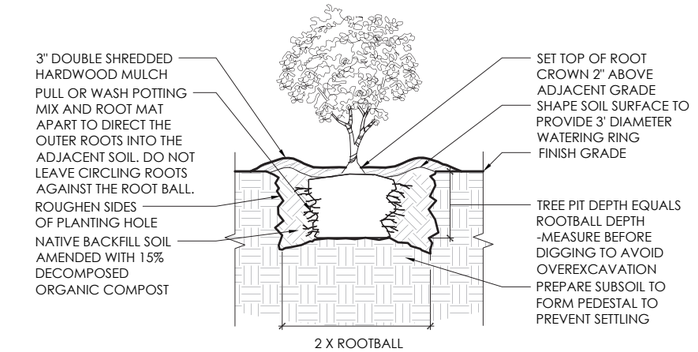
8'



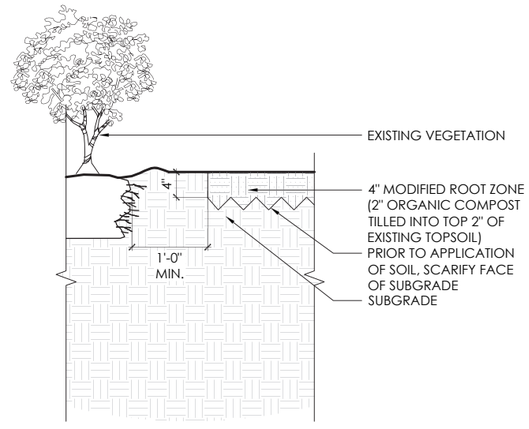
01 L4.00 TREE PLANTING
SCALE : 1" = 1'-0"



02 L4.00 PERENNIAL PLANTING
SCALE : 1" = 1'-0"

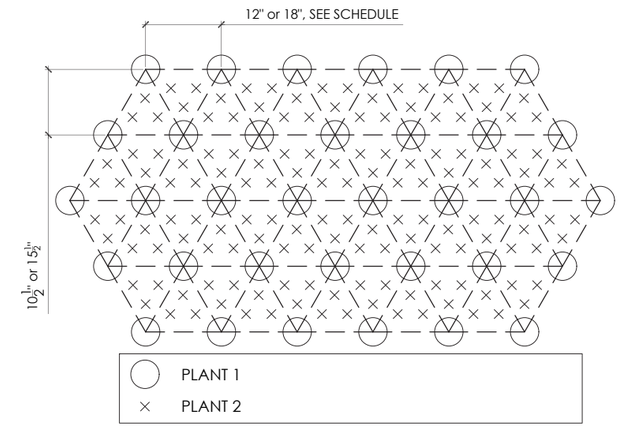


03 L4.00 SHRUB PLANTING
SCALE : 1" = 1'-0"



DEPTH NOTES:
-1'-0" FOR ALL TREES
-0'-4" FOR ALL OTHER PLANTINGS

04 L4.00 EXISTING NATIVE SOIL PREPARATION
SCALE : 1" = 1'-0"



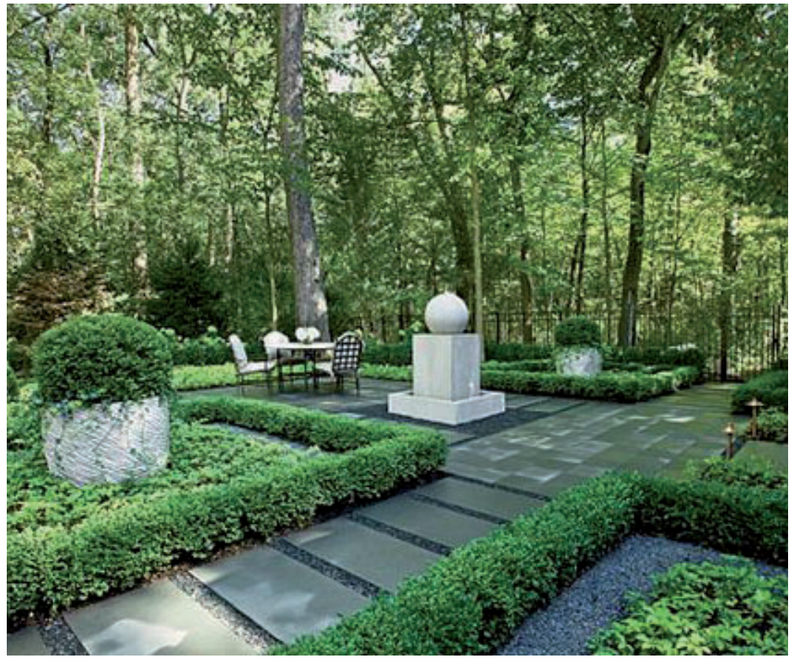
05 L4.00 PLANT MATRIX - TRIANGLE LAYOUT
SCALE : 1" = 1'-0"

PLANT SCHEDULE

QTY.	SYMBOL	Scientific Name	Common Name	Size	Spacing	Root	Notes
TREES							
6		*Cornus florida 'Appalachian Spring'*	Flowering Dogwood	2 1/2" Cal.	AS SHOWN	B&B	Matched speciman
4		*Magnolia virginiana*	Sweetbay Magnolia	2 1/2" Cal.	AS SHOWN	B&B	Matched speciman; multi stem
SHRUBS							
12		*Buxus 'Green Gem'*	Boxwood	15-18" tall	18" O.C.	3 Gal.	3-4' tall
68		*Buxus 'Green Mountain'*	Boxwood	24-30" tall	24" O.C.	B&B	4' tall
48		*Buxus 'Little Missy'*	Boxwood	9" tall	12" O.C.	3 Gal.	
20		*Clethra alnifolia 'Vanilla Spice'*	Summersweet	15-18" tall	60" O.C.	3 Gal.	Part shade to full sun, summer bloom
15		*Fothergilla gardenii*	Dwarf Fothergilla	15-18" tall	36" O.C.	3 Gal.	Part sun to full sun, spring bloom
14		*Ilex verticillata 'Jim Dandy' and 'Red Sprite'*	Winterberry	15-24" tall	60" O.C.	3 Gal.	One 'Jim Dandy' for every 5 'Red Sprite'
PERENNIALS + GRASSES							
310		*Carex pensylvanica*	Pennsylvania Sedge		12" O.C.	LP	Full to part shade, 8-10" height
150		*Deschampsia cespitosa 'Goldtau'*	Tufted Hairgrass		12" O.C.	LP	Full to part sun, jun-sep bloom, 1-2' height
30		*Dryopteris marginalis*	Eastern Woodfern		12" O.C.	LP	Full-part shade, 12-18" height
42		*Echinacea purpurea 'White Swan'*	White Coneflower		12" O.C.	LP	Full-part sun, mid-summer bloom, 2-3' height
20		*Geranium maculatum*	Wild Geranium		12" O.C.	LP	Full to part shade, late spring-early summer, 8-12" height
56		*Helleborus x ericsmithii 'Ice Breaker'*	Lenten Rose		24" O.C.	1 gal	Evergreen, Dec-Mar bloom
160		*Heuchera villosa 'Autumn Bride'*	Coral Bells		18" O.C.	1 gal	Part to full shade, Jul-Oct bloom, 18" tall foliage
200		*Liriope muscari 'Monroe's White'*	White Lilyturf		12" O.C.	LP	Part sun, summer bloom, evergreen groundcover
26		*Mazus reptans 'Alba'*	White Mazus		12" O.C.	LP	Stepables, 1-2" tall
12		*Paeonia lactiflora 'Festiva Maxima'*	Peony		36" O.C.	4 qt	May-Jun bloom, 34" tall, will die back
30		*Phlox divaricata 'May Breeze'*	Woodland Phlox		12" O.C.	LP	Part to full shade, late spring-early summer, 12-15" height
25		*Polygonatum odoratum 'Ruby Slippers'*	Solomon's Seal		18" O.C.	1 qt	Part to full shade, june bloom, 2' tall
15		*Polystichum acrostichoides*	Christmas fern		12" O.C.	LP	Evergreen
BULBS							
300		*Chionodoxa luciliae alba*	Glory of the Snow		6" O.C.	Bulb	Apr bloom, 5-6" tall
300		*Galanthus elwesii*	Snowdrops		6" O.C.	Bulb	Mar-Apr bloom, 5-8" tall
100		*Narcissus 'Thalia'*	White Daffodil		4" O.C.	Bulb	Apr-May bloom, 16-18" tall
300		*Scilla siberica alba*	Siberian squill		6" O.C.	Bulb	Mar-Apr bloom, 4-5" tall

*LA TO APPROVE ALL PLANTS PRIOR TO COMING TO SITE

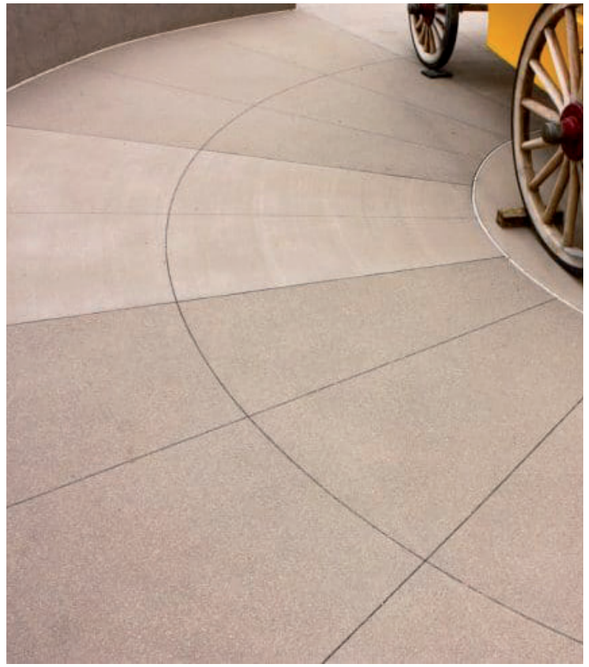
4D\03 SHEETS\MEMORIAL GARDEN\L4.00 PLANTING SCHEDULE NOTES & DETAILS.DWG
BYTERIAN CHURCH\CAD\03 SHEETS\MEMORI.



4’ height boxwood perimeter hedge to frame and enclose memorial garden

Lower boxwoods within the memorial garden to define walkways

Bluestone w/ staggered joints in running bond pattern



Colored concrete w/ radial saw cut joints

Bluestone pavers combined w/ colored concrete

Stake mounted pathlights

Cornus florida - Flowering Dogwood

Cornus florida - Flowering Dogwood

Cornus florida - Flowering Dogwood in fall

Magnolia virginiana - Sweetbay Magnolia

Magnolia virginiana - Sweetbay Magnolia flower

Magnolia virginiana - Sweetbay Magnolia fruit

Clethra alnifolia 'Vanilla Spice' - Summersweet

Fothergilla gardenii - Dwarf Fothergilla

Ilex verticillata - Winterberry Holly

Liriope muscari 'Monroe's Whie' - White Lilyturf

Carex pensylvanica - Pennsylvania Sedge

Deschampsia cespitosa 'Goldtau' - Tufted Hairgrass

Paeonia lactiflora ‘Festiva Maxima’ - White Peony

Echinacea purpurea ‘White Swan’ - White Coneflower

Heuchera villosa ‘Autumn Bride’ - Coral Bells

Geranium maculatum - Wild Geranium

Phlox divaricata ‘May Breeze’ - Woodland Phlox

Polygonatum odoratum ‘Ruby Slippers’ - Solomon’s Seal

Dryopteris marginalis - Eastern Woodfern

Polystichum acrostichoides - Christmas Fern

Mazus reptans 'Alba' - White Mazus

Helleborus x ericsmithii 'Ice Breaker' - White Lenten Rose

Chionodoxa luciliae alba - Glory of the Snow

Galanthus nivalis - Snowdrops (Bulbs)

Certificate of Appropriateness
BAR 23-03-03
361 1st St N, TMP 330188000
North Downtown ADC District
Owner: W Gitchell, Et al, Trustees for Christ Episcopal Ch
Applicant: Marcy Hooker
Project: Replace Windows

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
March 21, 2023

Certificate of Appropriateness
BAR 23-03-03
361 1st St N, TMP 330188000
North Downtown ADC District
Owner: W Gitchell, Et al, Trustees for Christ Episcopal Church
Applicant: Marcy Hooker
Project: Replace Windows

Background
Year Built: 1923
District: North Downtown ADC District
Status: Contributing

Carver House. Example of the Colonial Revival style popular in Charlottesville at the time the First Methodist Church (c1923) was being built. Typical in its double pile plan, three 6/6 windows on the second floor, a nice box cornice that returns on the gable and, a fine Federal door and porch, the variety and arrangement of the first floor fenestration is unusual and unique. All windows have segmental arches. (Historical survey attached.)

Prior BAR Actions:
January 2014: Administrative approval of 6 storm panels (glass with aluminum frames, screwed into inner molding) to 3 first-story windows and 3 second-story windows on façade.

Application
- Applicant submittal: *Pella Lifestyle Series* information. (Attached photos by BAR staff.) s of

Request CoA to replace windows.

Discussion and Recommendations
Due to miscommunication during the application process, there are several unresolved questions, so staff recommends the BAR discuss with the applicant what is needed for a complete submittal

and then defer the matter--either with a BAR deferral to the April meeting or with the applicant requesting deferral until a later date.

Among the questions to the resolved:

- Exactly which windows are proposed for replacement?
- Why is replacement necessary? (Demonstrate the conditions that warrant replacement.)
- Are the proposed new windows to be entirely new units? (Remove entire window—frame, sash, trim—and install new within the masonry opening.) Or window inserts? (Remove sash only, install new frame and sash within the existing frame.) Or sash replacements? (Replace only the sash, with matching new installed into the existing frame.)
- Will the new be single-pane or insulated?
- Will the new match lite arrangement and muntin widths?
- Will the new match the operation? (i.e., replace double-hung with double-hung; casement with casement; etc.)

Additional comments:

Re: 361 N. 1st Street

Shutters:

The existing shutters are applied to the masonry wall and not original. The BAR should discuss if these might be removed during any work. Not required by the guidelines—nor is replacement with operable shutters—but it would remove a non-historic element.

Re: 120 West High Street [120 West High Street and 361 N 1st street are both owed by Christ Episcopal Church.]

Gutter replacement at West Jefferson Street entrance

(See Appendix) Staff was asked about the [relatively] recent installation of K-style gutters. This was not reviewed by the BAR; however, while K-style gutters are discouraged in the historic district, the new matches what was in-place.

Trees at West High Street entrance

(See Appendix) Staff was asked about the two spruce trees removed from the north (High Street) entrance of the church. In January 2015, BAR approved removal of the spruce on the east side. In June 2015, BAR approved a sugar maple for its replacement. A 2016 Street View photo indicates a replacement tree was planted. A recent photo by BAR staff indicates both the replacement tree and the spruce on the west side have been removed.

Links to BAR actions, staff reports, and applicant's submittals:

- 120 West High St BAR January 2015
- 120 West High St BAR June 2015

Suggested Motions

No action is proposed, except to defer this request to a later date.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
5) The effect of the proposed change on the historic district neighborhood;
6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation

C. Windows

1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
2) Retain original windows when possible.
3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
6) Replace historic components of a window that are beyond repair with matching components.
7) Replace entire windows only when they are missing or beyond repair.
8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
9) Reconstruction should be based on physical evidence or old photographs.
10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.

12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
17) Storm windows should not damage or obscure the windows and frames.
18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.
19) The addition of shutters may be appropriate if not previously installed but if compatible with the style of the building or neighborhood.
20) In general, shutters should be wood (rather than metal or vinyl) and should be mounted on hinges. In some circumstances, appropriately dimensioned, painted, composite material shutters may be used.
21) The size of the shutters should result in their covering the window opening when closed.
22) Avoid shutters on composite or bay windows.
23) If using awnings, ensure that they align with the opening being covered.
24) Use awning colors that are compatible with the colors of the building.

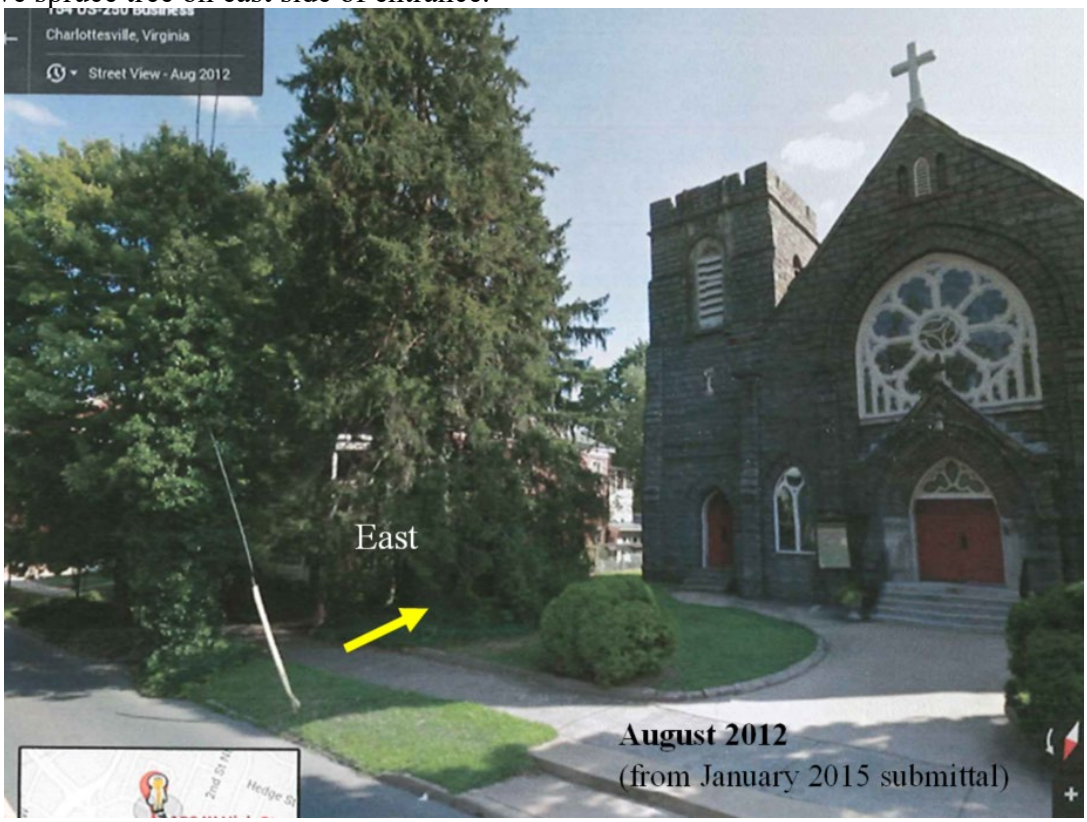
Appendix

Gutters at Jefferson Street entrance to 120 West High Street

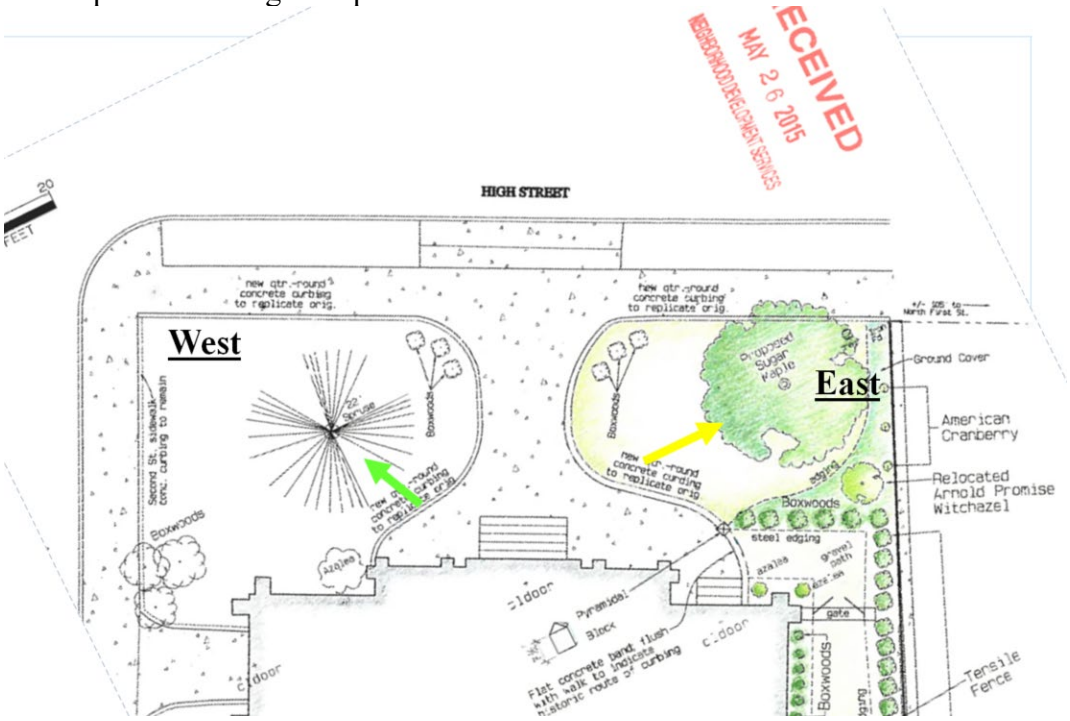
March 2023

Street View 2012

Tree removal at 120 West High Street (CoA request January 2015)
Remove spruce tree on east side of entrance.



Tree removal at 120 West High Street (CoA request June 2015)
Replace east spruce with sugar maple. .



Tree removal at 120 West High Street – Street View photo 2016
New sugar maple on east side. Spruce on west side in-place

120 West High Street - BAR staff photo February 2023
New sugar maple on east side removed. Spruce on west side removed.

LANDMARK SURVEY

IDENTIFICATION

Street Address: 361 North First Street
Map and Parcel: 33-188
Census Track & Block: 1-315
Present Owner: Mrs. J. Rawlings Thomson, et al
Address: 729 Northwood, City
Present Use: Rental Property
Original Owner: Mrs. Thomas P. Carver
Original Use: Rental Property

BASE DATA

Historic Name: Carver House
Date/Period: 1923
Style: Colonial Revival
Height to Cornice: 18.5
Height in Stories: 2
Present Zoning: B-1
Land Area (sq.ft.): 55 x 55
Assessed Value (land + imp.): 3830 + 4020 = 7850

ARCHITECTURAL DESCRIPTION

A good example of the Colonial Revival style that was popular in Charlottesville at the time the First Methodist Church was being built. Typical in its double pile plan, three six over six windows on the second floor, a nice box cornice that returns on the gable end, a fine Federal door and porch, the variety and arrangement of the first floor fenestration is unusual and unique. All windows have segmental arches.

HISTORICAL DESCRIPTION

This house was built by Mrs. T. P. Carver on part of her lot at 100 West High Street. It was built in 1923 as a rental property.

GRAPHICS

CONDITIONS

Good

SOURCES

Mrs. Velora Thomson
Miss Marjorie Carver

Mrs. Thomson

Street Address: 361 1st Street
Historic Name:
Map & Parcel: 33-188
Date/Period: 1922
Census Tract & Block:
Style: Colonial Revival
Present Owner: miss M. Carver / Mrs. J. Rawlings Thomson
Address:
Height to Cornice: 18.5
Height to Stories: 2
Present Use: residence
Present Zoning: B
Original Owner: mrs. Thomas P. Carver
Land Area (sq. ft.): 55x55
Original Use: residence / rental prop.
Assessed Value (land+imp) 2390 + 2970 = 5360

Architectural Description

brick - Flemish bond

segmental arches -

small entrance porch - dentiled cornice

fan light over door

Meth. Church built same time -

Historic Description

built in backyard of 100 W. High St. by present owner's mother

Nice Fed. Rev. doorway

Names of Persons Interviewed:

INSPECTION SHEET

Board of Architectural Review
Maintenance and Repair Inspection
NOVEMBER, 1980

PROPERTY ADDRESS/Comments	SPECIFIC MAINTENANCE OR REPAIR ITEM
361 First Alexander St.	a) deterioration of exterior walls or other verticle supports;
	b) deterioration of roofs or other horizontal members;
	c) deterioration of exterior chimneys;
	d) deterioration or crumbling of exterior plaster or mortar;
	e) ineffective waterproofing of exterior walls, roofs, & foundations including broken windows or doors;
front Columns, Cornice and window ledges ~~and~~ have cracking & peeling need paint.	f) peeling of paint, rotting, holes or other forms of decay;
~~Vine on Side~~ removed.	g) lack of maintenance or surrounding environment e.g. fences, sidewalks, gates, steps, signs, accessory structures & landscaping;
	h) deterioration of any other feature which may permit hazardous or unsafe conditions.

August 1974 (NDS)

August 1974 (NDS)

August 1974 (NDS)

August 1974 (NDS)

ADC District or IPP

Board of Architectural Review (BAR)
Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Staff contacts:
Jeff Werner wernerjb@charlottesville.gov

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100.
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Note: No submittal deadline for Admin Review

Owner Name Christ Episcopal Church Applicant Name Keven Lindemann
Project Name/Description 361 N. 1st Street window replacement Parcel Number 330188000
Project Property Address 361 N. 1st Street 22902

Applicant Information

Address: 361 N. 1st Street
Charlottesville, VA 22902
Email: keven.lindemann@spglobal.com
Phone: (W) _____ (C) 434.806.8359

Property Owner Information (if not applicant)

Address: _____
_____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? if applicable

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature 2/28/23 Date

Keven Lindemann 2-28-23
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

_____
Signature Date

_____
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Replace all windows with weather tight efficient windows (Pella)

List All Attachments (see reverse side for submittal requirements): Pella lifestyle window brochure - Pella salesrep will attend meeting with me. (with a sample)

For Office Use Only

Received by: S. A Barmore
Fee paid: $125.00 Cash/Ck # 4008
Date Received: 2/28/2023
Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P23-0018

Pella® Lifestyle Series

#1 performing wood window and patio door
for the combination of energy, sound and value[1]

Aluminum-Clad Wood Windows & Patio Doors

Pella® Lifestyle Series
Four matching Black picture windows with grilles-between-the-glass allow in an abundance of natural light.

Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1

by homeowners for innovation[2]

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

Rated #1

by homeowners for highest quality[2]

We make products specifically for you and your comfort with meticulous care and attention. Our wood craftsmen have been honing their skills, on average, for over 14 years – that's longer than it takes most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

The Best Limited Lifetime Warranty

for wood windows and patio doors[3]

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.[4]

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.

[3] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

[4] See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

Beautiful Wood Designs
A Black interior finish on Pella® Lifestyle Series picture windows and sliding patio door create a bold contrast to the light interior walls.

Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability

Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes

EnduraClad® finish is a tough, protective aluminum finish for the exterior of your home. The overlapping, watershed cladding resists chalking and fading. Interiors can be factory prefinished to save time. The interior finish is applied prior to final assembly and kiln-cured for a quality aesthetic.

Designed for Real Life.

The best limited lifetime warranty.[1]
Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.
Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.
Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.[2]

ENERGY STAR Most Efficient 2022 www.energystar.gov

[1] Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

[2] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[3] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

[4] Available on triple-pane products only.

Noise reducing windows for a healthier home.
Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.[3]

Increased privacy and security.
Integrated blinds and shades were intentionally designed to be accessible.[4] They are tucked between panes of insulating glass and protected from dust, pets and little hands. Available manual or motorized with Pella Insynctive® technology.

Trusted innovations.
Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids.

PARENTS FOR WINDOW BLIND SAFETY LAB TESTED Mom APPROVED

CERTIFIED BEST FOR KIDS

Bright Natural Light
Fixed windows above double-hung windows and a hinged patio door, all in White, allow light to stream into the home.

Colors & Finishes

Wood Type

Wood species for complementing your home's interior.

Pine

Prefinished Pine Interior Colors

We can prefinish in a wide variety of paints and stains. Unfinished or primed and ready-to-paint are also available.

White | Bright White | Linen White | Golden Oak Stain | Early American Stain | Provincial Stain | Black Stain

Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.

Black | White | Brown | Fossil

Iron Ore | Portobello | Putty | Almond | Classic White | Brick Red | Hartford Green | Wolf Gray

Glass[1]

InsulShield® Low-E Glass

Advanced Low-E insulating dual- and triple-pane glass with argon[2]

AdvancedComfort Low-E insulating dual- and triple-pane glass with argon[2]

NaturalSun Low-E insulating dual- and triple-pane glass with argon[2]

SunDefense™ Low-E insulating dual- and triple-pane glass with argon

Additional Glass Options

Tempered glass available on dual- and triple-pane products

Obscure and frosted obscure glass available on dual- and triple-pane products

[1] Double-hung window available with dual-pane glass only.

[2] Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to you.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.[1] Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your home.

All values below are averages compared with single-pane windows.

Performance

Improved energy efficiency and sound performance.

71% More Energy Efficient[2] + **34%** Noise Reduction[3]

Sound Control

Exceptional noise control for a quieter home.

52% Noise Reduction[3]

Energy Efficiency

Superior energy efficiency for a more comfortable home.

83% More Energy Efficient[2]

Ultimate Performance

The best combination of energy efficiency and noise control.

79% More Energy Efficient[2] + **52%** Noise Reduction[3]

Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your home.

[1] Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

[2] Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

[3] Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

Grille Types

Choose the look of true divided light or make cleaning easier with grilles-between-the-glass.

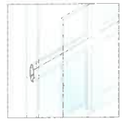
Dual-Pane:

Simulated-Divided-Light with Spacer 7/8"

Simulated-Divided-Light without Spacer 7/8"

Aluminum Grilles-Between-the-Glass 3/4"[1]

Triple-Pane:



Aluminum Grilles-Between-the-Glass 3/4"[1]

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.

Traditional | 9-Lite Prairie | Top Row | Cross | Custom

Screens[2]

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional screens and come standard.

InView™

Added Peace of Mind

Integrated Security Sensors

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems[3] For more information, go to connectpella.com.

[1] Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

[2] Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

[3] Requires the Pella Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light. Our best integrated and accessible blinds are available with or without motorization powered by Pella Insynctive® technology.

White | Poplar White | Bisque | Golden | Mocha | Storm | Black

Integrated Shades*

Our best integrated fabric shades are available with or without motorization powered by Pella Insynctive® technology. They feature a white exterior fabric for a uniform look from the street.

Light-Filtering:

White | Maize | Silver

Room-Darkening:

Cotton | Bamboo | Ash

Haven't landed on your final blind or shade color yet? No problem.
With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.

Scan the QR code with your smartphone camera to learn more about our Insynctive motorized blinds and shades.

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.

Fold-Away Crank

Cam-Action Lock

Finishes:

Champagne | White | Brown | Matte Black | Satin Nickel | Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.

Hinged Patio Door Handle

Sliding Patio Door Handle

Finishes:

Champagne | White | Brown | Matte Black | Satin Nickel | Satin Brass

* Available on triple-pane products only.

361

ADT

Secured by
ADT

Certificate of Appropriateness
BAR 23-03-04
130 Madison Lane, TMP 090138000
The Corner ADC District
Owner: St Elmo Club of UVA INC
Applicant: Kevin Schafer
Project: Rehabilitation

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
March 21, 2023

Certificate of Appropriateness
BAR 23-03-04
130 Madison Lane, TMP 090138000
The Corner ADC District
Owner: St Elmo Club of UVA INC
Applicant: Kevin Schafer / Design Develop
Project: Roof work, reconstruction of the roof railing, and renovations to the rear/side patio

Background
Year Built: ca. 1912
District: The Corner ADC District
Status: Contributing

St. Elmo Hall, constructed for the Delta Phi fraternity, is a Georgian Revival, brick fraternity house with four Doric columns supporting a flat portico roof. Except for the railings on the portico roof and main roof, the exterior remains generally unaltered since construction. The National Register nomination for Rugby Road-University Corner Historic District (104-0133) identifies this as one of UVa's earliest fraternity houses. Rugby Road-University Corner HD

Prior BAR Review
(See Appendix)

Application
- Applicant submittal: Design Develop drawings *St. Elmo's Hall Renovation*, dated 02/28/2023, 15 sheets.

Request CoA to install faux slate, reconstruct the roof railing, and renovate to the rear/side patio.

Roof:
- Replace deteriorating slate shingles with synthetic slate.
- Remove 1980's metal railing along top of roof; reconstruct wood railing to match original.
- Repair "crow's nest" roof, remove vents no longer in use.
- Replace copper flashing.

Patio:

- Remove existing trex decking.
- Reinforce deck framing.
- Weatherproof basement ceiling to prevent further water infiltration.
- Install trex decking above new waterproofing and sleeper system.

Discussion and Recommendations

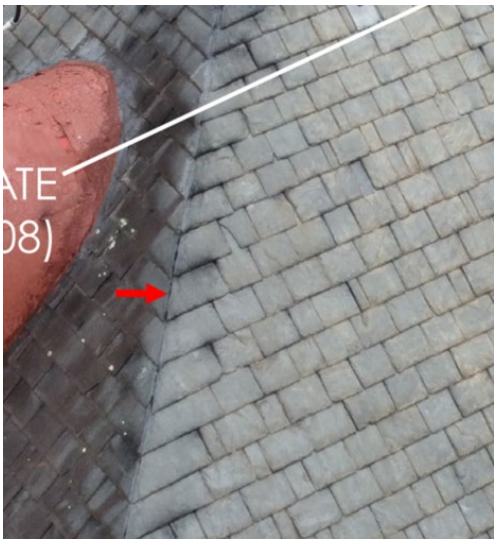
Regarding the patio work and roof railing.
Staff recommends approval as submitted.

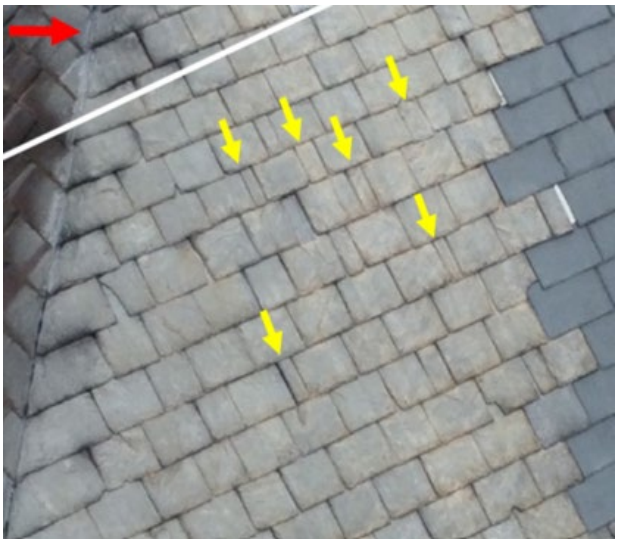
Regarding the slate roof.
In 2008, sections of slate roofing were replaced with faux-slate. There is no BAR record of a review; however, in the BAR archive is a roof plan (dated February 2008, see the Appendix) indicating planned replacement of *cracked, broken, and missing slate shingles*. It's possible the roof work was approved as part of the broader submittal, but not noted in the staff report, which was focused on the new work at the patio.

The BAR has approved replacing slate with faux-slate; however, staff suggests discussing whether replacement of all the slate is warranted. Buckingham slate, when properly maintained, can last 150 years or more. [Note: The longevity of Buckingham slate was cited in the BAR's recent denial of a request to remove portions of the slate roof at FUMC, constructed in 1923.] Typically, the nails holding the shingles fail long before the slate requires replacement. In fact, it is likely the shingle replacement in 2008 was necessary more due to activity on the roof than to the age and weathering.

Additionally: (Images below from the applicant's submittal. **See Appendix - 3/15/2023 e-mail re: roof questions**.)

1) The existing slate has mitered hips. Applicant is proposing a hip cap. The BAR should determine if that detail should be retained or allow cap. (Staff recommends a cap is preferrable, relative to mitigating leaks.)
2) The existing slate include *splits* worked in between whole shingles. Staff believes the roof dates to the 1916 construction; however, because there is no apparent decorative pattern, might this suggest the *original* slate was salvaged material, not new?





Suggested Motion

Approval: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed patio renovations and railing reconstruction at 130 Madison Lane satisfies the BAR's criteria and is compatible with this district and that the BAR approves the application [as submitted].

[…as submitted with the following conditions: …]

Denial: Having considered the standards set forth within the City Code, including City's ADC District Design Guidelines, I move to find that the proposed patio renovations and railing reconstruction at 130 Madison Lane does not satisfy the BAR's criteria and is not compatible with this district, and that for the following reasons the BAR denies the application as submitted:

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, in considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

(1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
(3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
(4) The effect of the proposed change on the historic district neighborhood;
(5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
(6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
(7) Any applicable provisions of the City's Design Guidelines.

Pertinent ADC District Design Guidelines

Chapter 4 – Rehabilitation

Link: Chapter 4 Rehabilitation

D. Entrances, Porches, and Doors

1) The original details and shape of porches should be retained including the outline, roof height, and roof pitch.
2) Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.
3) Repair damaged elements, matching the detail of the existing original fabric.

4) Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.
5) Do not strip entrances and porches of historic material and details.
6) Give more importance to front or side porches than to utilitarian back porches.
7) Do not remove or radically change entrances and porches important in defining the building's overall historic character.
8) Avoid adding decorative elements incompatible with the existing structure.

[…]

G. Roof

[…]

3) Original roof pitch and configuration should be maintained.

[…]

6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
7) When replacing a roof, match original materials as closely as possible.
    a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
    b. Artificial slate is an acceptable substitute when replacement is needed.
    c. Do not change the appearance or material of parapet coping.

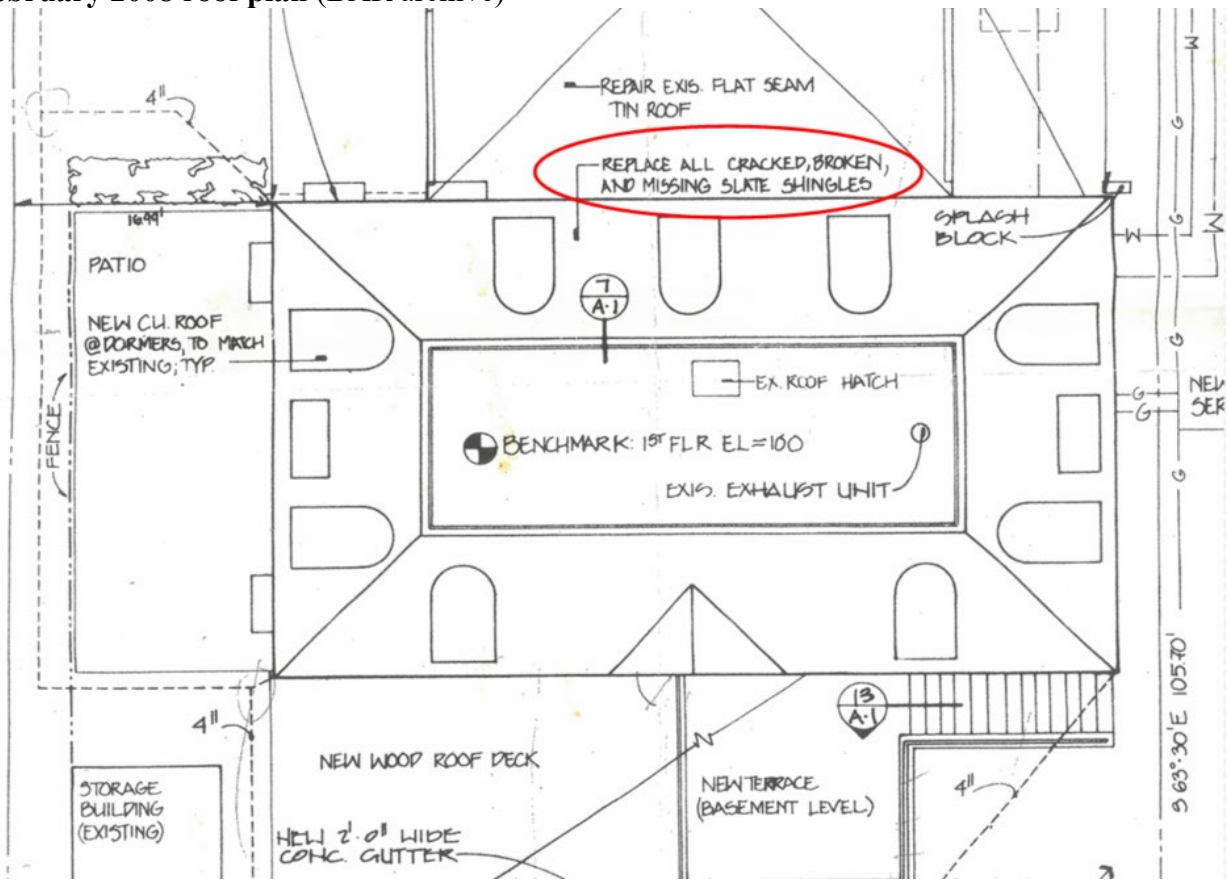
[…]

Appendix

Prior BAR Review

- May 20, 2008 – BAR approved (8-0, consent agenda) revisions to the courtyard walls.
- April 17, 2007 - BAR voted unanimously to accept applicant request for deferral; requested more details of the courtyard design; suggested simplifying material palette. BAR supported tree removal, shed demolition, and the conversion of the two windows into French doors.
- May 15, 2007 – BAR approved (8-0) shed demolition. BAR approved (7-1) replacing two windows with French doors at rear elevation. BAR approved (8-0) the reconstructed side/rear patio area (south and southeast sides of the property). (See attached 2008 drawings, from BAR archive.)
- November 16, 2007 – CoA extended one-year to allow patio work during summer 2008.

February 2008 roof plan (BAR archive)



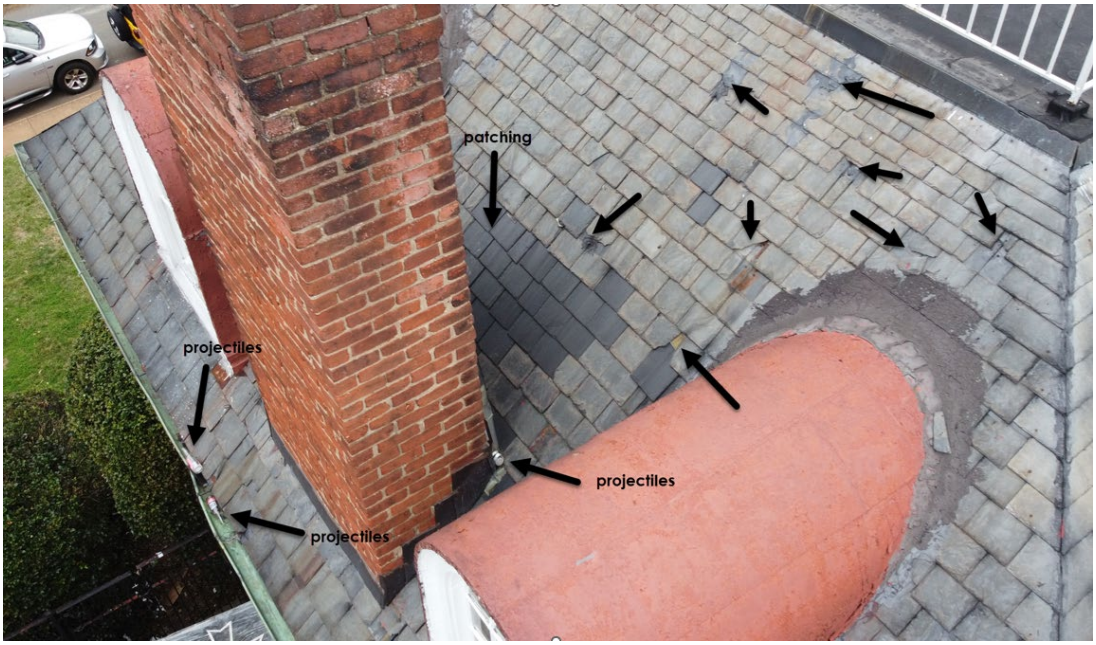
From: Kevin Schafer <kschafer@designdevelopllc.com>
Sent: Wednesday, March 15, 2023 5:37 PM

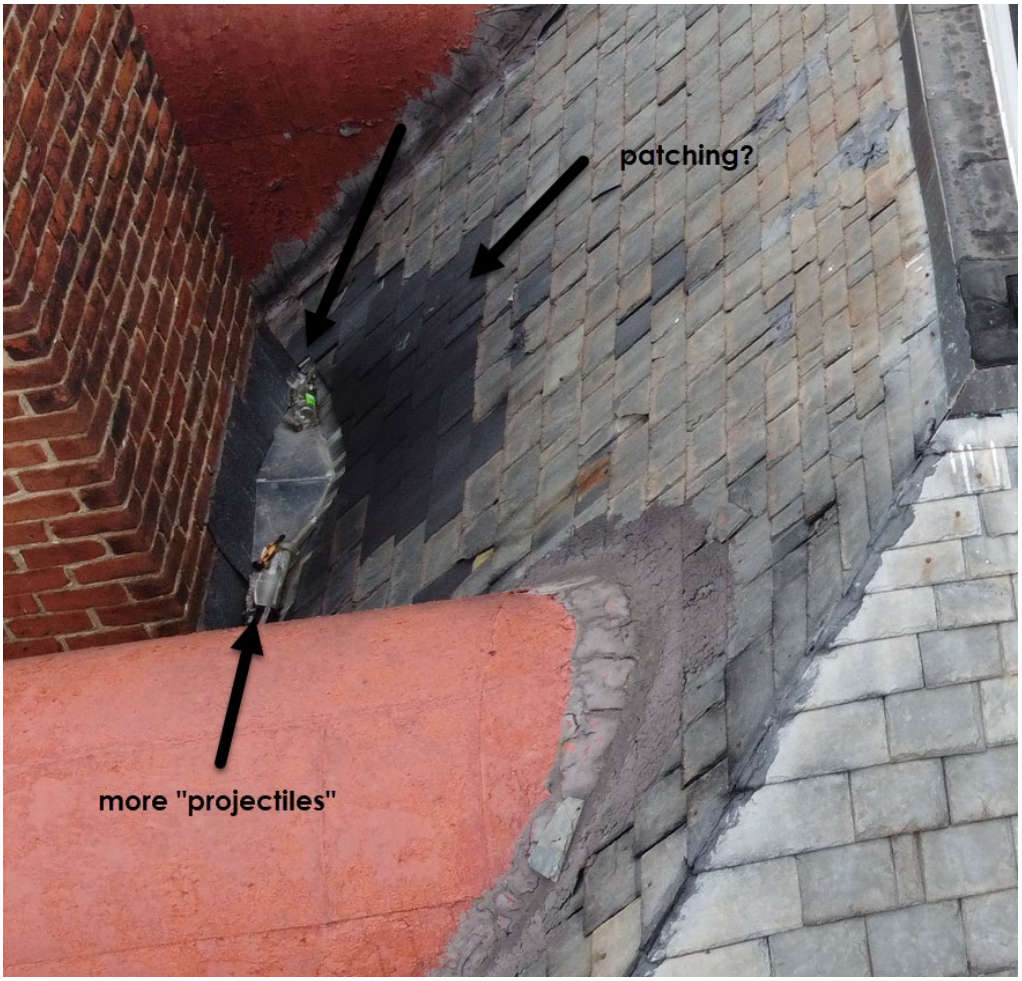
Regarding the railing construction...we did consider a composite railing, and we would continue to consider it if a) the Board felt strongly it shouldn't be wood and b) we could find a product that is customizable to our specific dimensions. From my perspective (and I think this logic holds water, but I am eager to hear from the historians on this point...) was that if we were going through the effort to restore the original railing, we should make it **a true restoration** of the original wood railing, and not a composite replication. This choice, admittedly, requires upkeep and maintenance from the Owner, but the Elmo Board is a competent one and from my experience, appears to be proactive about upkeep.

Regarding [your questions], my responses are below in red.

JWerner: The slate is very likely original to the building, but I'm wondering if it was installed as *salvaged slate*. I've seen older roofs that don't look that rough and why are there so many *splits* in between whole shingles? (See the first two pics below.) My point: If the slate is 100 years old, it's difficult to support its removal and replacement. At the very least, the salvageable shingles should be re-installed. However, if the material is *older than 1916*—and yes, I know rock is millions of years old—then maybe replacement is warranted. Thoughts?

> KSchafer: I don't know if the slate was originally salvaged, but I do know it's not in great shape. "Rough" is how I would describe it as well, though I am not entirely sure why it is so rough. My initial thought regarding the varying shingle sizes was that it was done for decoration (a kind of roof tile pattern) or perhaps just because they were utilizing the sizes available - but I am not sure if that was a technique employed at this time, or why it would be employed on this structure. The shingle could very well be salvaged, to your point. The varying widths seem random, both in installation and size, which would support your theory.
>
> One point I think is important is that the tile has already been haphazardly patched and repaired with synthetic tile over the years. This patching and repairing has occurred on all four sides, and mostly around trouble areas (crickets, valleys, etc.). Unfortunately, I think this slate takes some abuse. Whether from various projectiles, or people walking on it, or salvaged materials, it's got a few worrisome spots, from where I sit. We took our drone up for a flyaround, and I'll share those files at the link below. The high-quality imagery allows some pretty detailed zooming, so you can investigate the shingles, as well.


patching
projectiles
projectiles
projectiles


patching?
more "projectiles"

JWerner: Also, but, I know the hips can be mitred, but that just a *delayed leak*. Do you plan to use a hip cap?

KSchafer: Yes, we are proposing a hip cap.

JWerner Finally, out of curiosity, looking at the bottom photo below, what are the small, I assume metal, loops? Possibly from old ice guards? I thought they might be clips from prior shingles repairs, but they are only in those three courses.

KSchafer: I believe them to be snow guards, yes. They are on those three courses our all four sides of the hip. I am not sure if they are original, as this historic photo doesn't appear to show them, but I'm zoomed in through a tree branch, so it's a little hard to tell what is what. We are proposing the following snow guard in copper, which has a similar profile to the existing guards, and is meant to work with the proposed slate.

VIRGINIA
HISTORIC LANDMARKS COMMISSION
SURVEY FORM

File no. 104-70
Negative no(s). 5124 (27)

Historic name
Common name Saint Elmos
County/~~Town~~/City Albemarle, Charlottesville
Street address or route number 130 Madison St.

USGS Quad Charlottesville West, Va.
Date or period ~~c. 1915~~ 1912
Original owner
Architect/builder/craftsmen
Original use fraternity
Present owner Saint Elmos
Source of name
Present owner address 130 Madison
Source of date
Stories
Present use fraternity
Foundation and wall const'n
Acreage
Roof type

State condition of structure and environs good

State potential threats to structure
Note any archaeological interest

Should be investigated for possible register potential? yes ___ no X

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

130: brick (7 course common bond) on low cement foundation; 2½ stories; truncated hip roof with iron balastrade and 3 semi-circular dormers; 5 bay; 2 story, 3 bay portico with 4 attenuated unfluted Tuscan columns and 2 reflective pilasters. Colonial Revival. c. 1915. gutter cornice with "wall of Troy" dentils, brick belt course. tripartite entrance in center bay with 4 attenuated, fluted engaged columns supporting balcony on consoles, etched glass transom and side-lights, balcony has 12 light double-door and iron railing. upper windows - 8 over 8 light sash with stone sills, end bays have jack arches with large stone keys, 1st floor windows - 12 over 12 light, end bays have brick jack arches with stone keys, middle bays have stone jack arches with large stone keys and end blocks. 2 interior end chimneys.

Interior inspected? no

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Shown on 1920 Sandborn Map as fraternity.

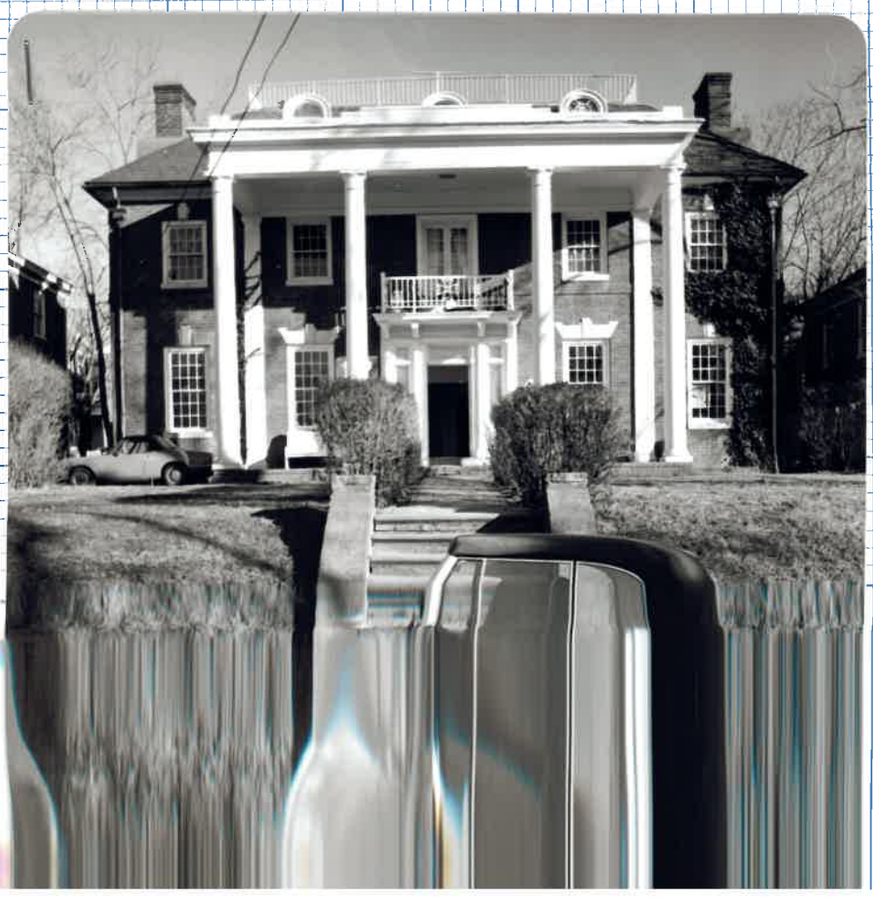
Sources and bibliography
Published sources (Books, articles, etc., with bibliographic data.)

Primary sources (Manuscript documentary or graphic materials; give location.)
1920 Sandborn Map Alderman Library U. of Va.

Names and addresses of persons interviewed

Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)



VIRGINIA HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7230

Street address 130 Madison Lane
Town/City Charlottesville

Historic name _____ Common name _____

Material
- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ brick (bond: ☐ Flemish, ☐ stretcher, ☐ ____-course American, ☐ _____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

Number of Stories
☐ 1 ☐ 2½
☐ 1½ ☐ 3
☐ 2 ☐ ____

Roof Type
☐ shed ☐ mansard
☐ gable ☐ gambrel
☐ pediment ☐ parapet
☐ hipped ☐ flat
☐ other: _____

Roof Material
☐ slate ☐ tile
☐ wood shingle ☐ pressed tin
☐ composition ☐ not visible
☐ standing seam metal
☐ other _____

Dormers
☐ 0 ☐ 3 ☐ shed ☐ hipped
☐ 1 ☐ 4 ☐ gable ☐ _____
☐ 2 ☐ ____ ☐ pedimented

Number of bays — Main facade
☐ 1 ☐ 4 ☐ 7
☐ 2 ☐ 5 ☐ 8
☐ 3 ☐ 6 ☐ ____

Porch
☐ yes ☐ no

Stories
☐ 1 ☐ 3
☐ 2 ☐ ____

Bays
☐ 1 (center) ☐ 2 ☐ 4
☐ 1 (side) ☐ 3 ☐ ___

General description

Building type
- ☐ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☐ _____

Style/period _____ Date _____ Architect/builder _____

Location and description of entrance

Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Date 4-83 File No. 104-130

Name 130 Madison Lane

Date

VIRGINIA HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7230

Street address 130 Madison Lane
Town/City Charlottesville

Historic name St. Elmo's Hall Common name Delta Phi Fraternity House

Material

- ☐ wood frame (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☑ brick (bond: ☐ Flemish, ☐ stretcher, ☑ 7-course American, ☐ _____)
- ☐ stone (☐ random rubble, ☐ random ashlar, ☐ coursed ashlar, ☐ _____)
- ☐ log (siding: ☐ weatherboard, ☐ shingle, ☐ aluminum, ☐ bricktex, ☐ _____)
- ☐ stucco
- ☐ concrete block
- ☐ enameled steel
- ☐ other: _____
- ☐ cast iron
- ☐ terra cotta
- ☐ glass and metal

Number of Stories

- ☐ 1
- ☐ 1½
- ☐ 2
- ☑ 2½
- ☐ 3
- ☐ ____

Roof Type

- ☐ shed
- ☐ gable
- ☐ pediment
- ☑ hipped w/ decks
- ☐ other: _____
- ☐ mansard
- ☐ gambrel
- ☐ parapet
- ☐ flat

Roof Material

- ☐ slate
- ☐ wood shingle
- ☑ composition ?
- ☐ standing seam metal
- ☐ other _____
- ☐ tile
- ☐ pressed tin
- ☐ not visible

Dormers

- ☐ 0
- ☐ 1
- ☐ 2
- ☑ 3
- ☐ 4
- ☐ ____
- ☐ shed
- ☐ gable
- ☐ pedimented
- ☐ hipped
- ☑ round headed

Number of bays — Main facade

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☑ 5 Symm
- ☐ 6
- ☐ 7
- ☐ 8
- ☐ ____

Porch

- ☑ yes
- ☐ no

Stories

- ☐ 1
- ☑ 2
- ☐ 3
- ☐ ____

Bays

- ☐ 1 (center)
- ☐ 1 (side)
- ☐ 2
- ☑ 3
- ☐ 4
- ☐ ____

General description

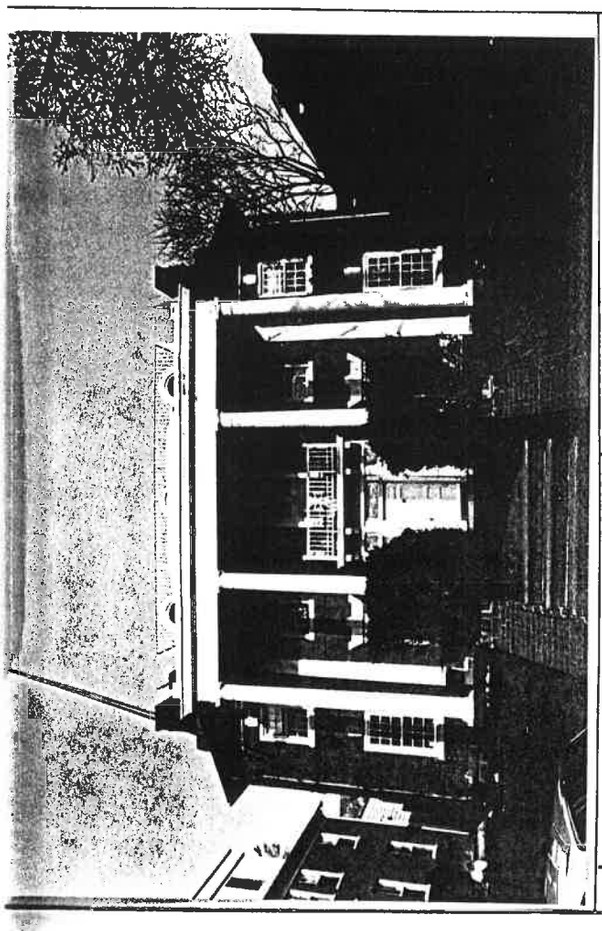
Monumental tetrastyle portico with upper deck.

Building type

- ☐ detached house
- ☐ detached town house
- ☐ row house
- ☐ double house
- ☐ garage
- ☐ farmhouse
- ☐ apartment building
- ☐ gas station
- ☐ government
- ☐ commercial (office)
- ☐ commercial (store)
- ☐ railroad
- ☐ industrial
- ☐ school
- ☐ church
- ☑ fraternity

Style/period Georgian Revival Date Ca. 1912-13 Architect/builder

Location and description of entrance Large Prominent central entrance with top- and side-lights.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house is distinctive because of its tall, flat-roofed portico and round-headed dormers. It remains virtually unaltered on the exterior except for the addition of modern iron railings.

Historical information

This house was built ca. 1912-13 as St. Elmo Hall for Delta Phi fraternity, which still occupies it.

An older frame building stood on the site.

Source Sanborn maps; T. Bishop, "Fraternities at UVa..."

Surveyed by Jeff O'Dell, VHLC Date 8-83

9-138 130 Madison Lane - St Elmo

1978 St. Elmo Club of the Univ of Va, Inc 391-0746

1944 Delta Phi Found., Inc. 118-72 ACDB 117-339
The St Elmo Club

2½ + basement, 14 rooms
built 1912, good constr
1978 - remodel + repair
1956 - fire walk

Bishop: built 1912-1913 by St Elmo Hall (Delta Phi)
5th to build, 3rd on Mad. Lane (not counting St. Peter's Soc. Hall)

Sanborn: on site of older frame bldg

1942 questionaire: 1915

1970 booklet: (nothing much)

p. 17 "St Elmo Hall exhibits the most advanced of porticoes of extremely thin columns supporting a light portico. Its windows, of stone jack arches having raised ends and a central keystone superimposed on another, & its elaborate front door ——— distinguish its facade. The door has a small balcony cantilevered on consoles overhead."

when founded?

imps: (1) Mad Lane group, (2) one of oldest & built by fraternity

3) Description of Physical Appearance

St. Elmo Hall, the chapter house of Delta Phi fraternity, is a 2½-storey, 5-bay, double-pile house on a full basement.

Wall construction is of brick laid in 7-course american bond.

It has a truncated hip roof with balustrade.

There are three circular-headed dormers on the front & rear elevations and two on the side elevations.

A 2-storey flat-roofed portico with slender Roman Doric columns covers three bays of the facade.

The central entrance has leaded sidelights & transom, & there is a second storey balcony supported on consoles above it.

Windows are 12-over-12 light at the first level & 8-over-8 at the second, with jack arches, some of cast stone, with keystones & end blocks.

There are two interior end chimneys with caps & stringcourses.

The focal point of the parlor is a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature with dentil moulding.

A Palladian window above the upper stair landing is centered on the rear elevation.

(3) Statement of Significance

This nicely detailed Colonial Revival building was built in 1912-13 by the St. Elmo Club of U.Va. (Delta Phi fraternity) (alb. Co. DB 149-80). The architect is unknown. It was the fifth home to be built by a fraternity at U.Va. & the third on Madison Lane. This row of seven buildings, five of them originally designed as fraternity houses, presents a unique streetscape: all are on the east side of the street; on the west, Madison Bowl extends between Madison Lane & Rugby Road, so that the houses are viewed from a distance, across Madison Bowl. This is one of the most familiar streetscapes at the Univ. of Va. & has come to symbolize fraternity life there. Each house in the row is unique, & its preservation is necessary for the survival of the whole.

St. Elmo Hall is especially noteworthy for its decoratively fine, leaded sidelights & transom, its balcony cantilevered above the entrance, its circular-headed dormers, & its delicate portico which has been described as "the most Adamesque" of the fraternity houses.

Although two houses, both converted from boarding houses to apartments to sorority houses, have been altered, the facades of the five fraternity houses remain intact.

485.4

St Elmo

paneled
nice chimney breast w/ full ht engaged Tuscan ~~pilasters~~, dentil,
entabl; soapstone
have written hist of house, may be pictures
dec leaded sidelights & transom
sm vest., sm sq hall; five encl stairhall behind w/ 3-flight well
to 3rd; Pal win 2-2

St Elmo

118-72 Isaac A Pennypacker, under 1931 deed of trust fr St Elmo Club
9/1944 of UVa, Inc (72-422) ⇒ The Delta Phi Found., Inc
Lot 2 on plat ACDB 121-384 - Mad Lane

72-422 deed of trust
1931 same as ACDB 149-80, 4/6/1912, fr trustees

ACDB same as ACDB 142-35, 2/3/1910, fr Camblos
149-80 " " " 141-218 11/1909, fr the Misses Doswell
4/1912

142-35 L 2 plat ACDB 121-384

City of Charlottesville - Rugby Rd.-University Corner H.D.

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Idenfication Number: 104-0133-0019

Other DHR Number: 104-70 Property Date(s) 1912 -13

PROPERTY NAMES	EXPLANATION
Delta Phi Fraternity House	Historic/Current
St. Elmo Hall	Historic/Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: Tax Parcel: 9-138

USGS Quad Map Name: CHARLOTTESVILLE WEST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
130 -	Madison Lane	Current

Vicinity: Town/Village/Hamlet: Charlottesville

Name of National Register Historic District:
Rugby Road-University Corner Historic District
Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
On slightly elevated site, front yard edged with hedge and plantd with shrubs; driveway on northeast side of property.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Single Dwelling	Historic
1.1	1	Carport	Non-historic

TOTAL: 2

Historic: 1
Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	2	Interior end	Brick	
Cornice	0	Boxed	Wood	
Dormer	8	Round-arched	Wood	
Foundation	0	Continuous	Brick	
Porch	0	2-story, 1-level	Wood	Classical Revival
Roof	0	Hipped	Slate	
Walls	0	Masonry	Brick	7-course common
Window(s)	0	Sash, double-hung	Wood	8/8
Window(s)	0	Sash, double-hung	Wood	12/12

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling
Primary Resource? Yes
Estimated Date of Construction: 1912 -13
Source of Date: Site Visit/Written
Architectural Style: Classical Revival
Description:
Classical Revival dwelling with rectangular form, hipped roof with flat top surrounded by metal balustrade (later); two dormers, each side, front, and rear, with round-arched tops and multi-light round-arched double-hung sash windows. Five-bay front facade with central entrance has full-height tetrastyle portico with Doric columns; balcony at center bay supported on curved-profile brackets. Entrance is single-leaf with panelled door, transom and sidelights, and Doric half-columns framing door and outer edge of sidelights. First-floor windows are twelve-over-twelve, second-floor windows are eight-over-eight; sills are stone, and lintels are jack-arched, with keystones; first-floor windows flanking entrance have stone voussoirs. Rear facade has small gabled wall dormer in center, containing Palladian window.facade is a recessed one-story porch next to one-story bay. There is a three-course belt course just below the second-floor windows.

Condition: Good-Excellent
Threats to Resource: None Known

Additions/Alterations Description:
Iron railings serving as balustrade on roof are probably mid-twentieth-century (O'Dell 1983).

Number of Stories: 2.5
Interior Plan Type:
Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:
Carport to rear of house, added since 1969.

DHR Historic Context: Domestic

Significance Statement:

Apparently built in 1912-13 as the Delta Phi Fraternity House, its site had a two-story frame house on it in 1907, which was probably demolished for the construction of this building. The house has a high level of integrity, and is unusual for its round-headed dormers; also its window openings are highly articulated. It contributes to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; Bishop 1981: 11; O'Dell 1983).

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14645	6 - 8	3/ 9/1996

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Survey, Other
Author: O'Dell, Jeffrey M.
Citation Abbreviation:
Virginia Historic Landmarks Commission (VHLC) Survey
Notes:
1983. VDHR Archives.

Sequence #: 1.1 Bibliographic Record Type: Map
Author: Sanborn Map Company
Citation Abbreviation:
Sanborn Fire Insurance Maps, Charlottesville, VA
Notes:
1907, 1913, 1920, 1929, 1941, 1969. University of Virginia Alderman Library Government Documents.

Sequence #: 1.1 Bibliographic Record Type: Book
Author: Bishop, Timothy L.
Citation Abbreviation:
Fraternity Houses at the University of Virginia
Notes:
1981. University of Virginia undergraduate independent study. University of Virginia Fiske Kimball Library.

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 3/ 9/1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: Smead, Susan E.
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:
First :
Last :
Suffix :
Title :
Company: St. Elmo Club of the U of VA Inc.

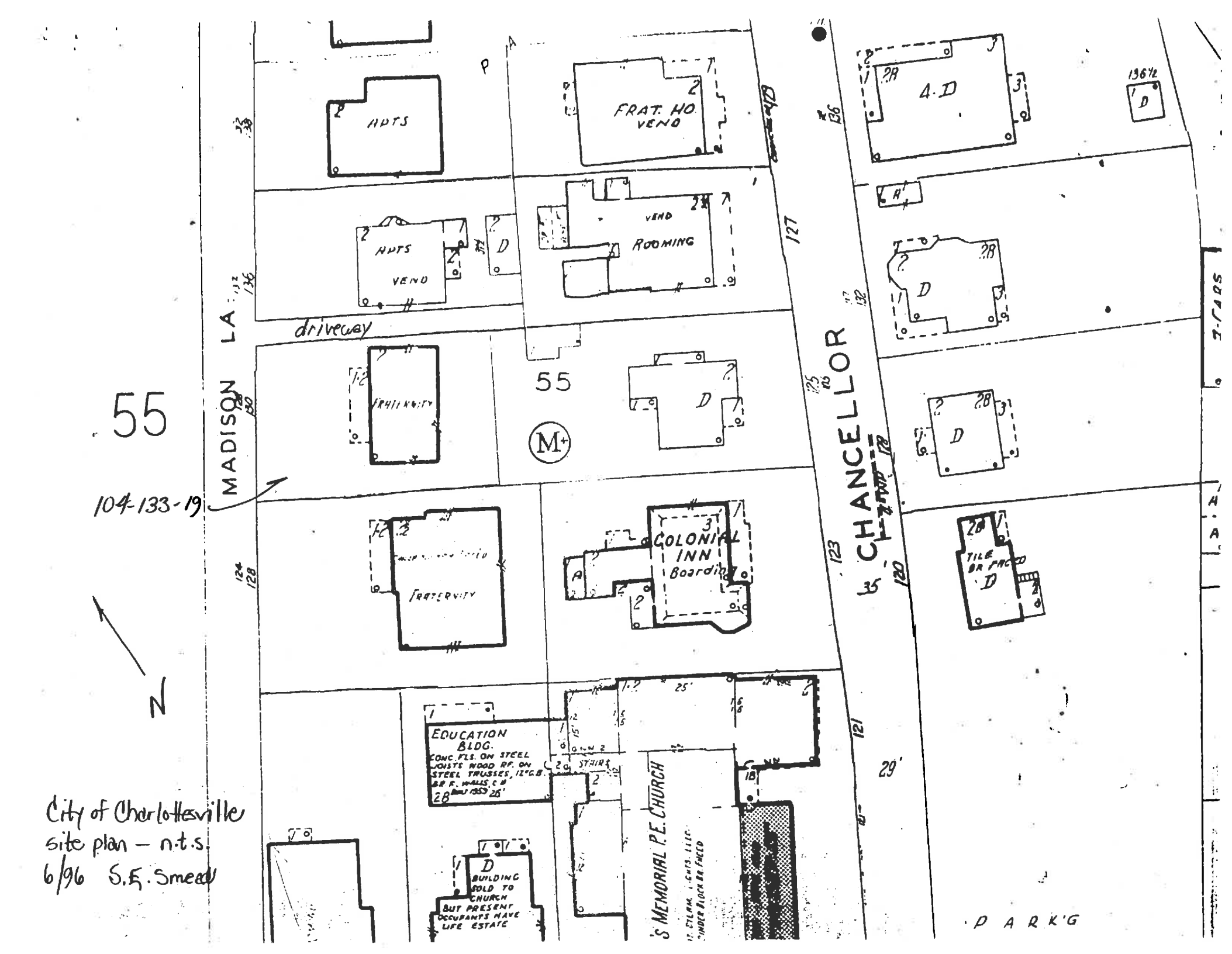
Address: P.O. Box 9023

City : Charlottesville State: VA
Zip : 22906- Country: USA
Phone/extension:

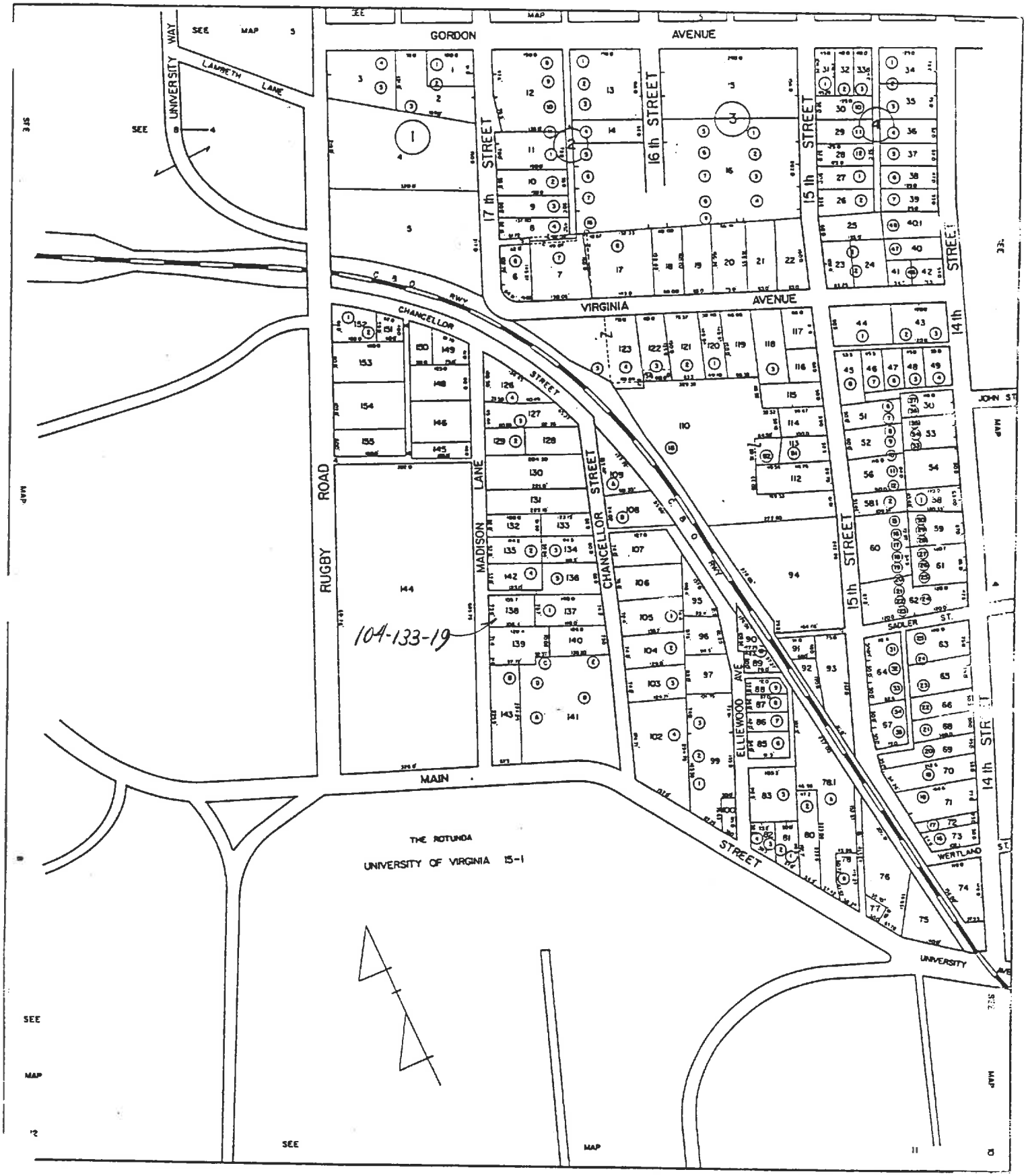
Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:


55
MADISON LA
104-133-19
N
City of Charlottesville
site plan – n.t.s.
6/96 S.E. Smead
NOTS
FRAT. HO
VEND
NOTS
VEND
D
VEND
ROOMING
driveway
55
M
D
FRATERNITY
COLONIAL
INN
Boarding
CHANCELLOR
4-D
D
D
D
TILE
BR FACED
D
EDUCATION
BLDG.
CONC. FLS. ON STEEL
JOISTS WOOD RF. ON
STEEL TRUSSES, 12"C.B.
BR F. WALLS, C.I.
STAIRS
D
BUILDING
SOLD TO
CHURCH
BUT PRESENT
OCCUPANTS HAVE
LIFE ESTATE
'S MEMORIAL P.E. CHURCH
PARK'G

CITY OF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION 9

10-168
11/81

UNITED STATES DEPARTMENT OF THE INTERIOR

Form Approved
OMB No. 42-R1765

NATIONAL PARK SERVICE
Washington D.C. 20240

HISTORIC PRESERVATION CERTIFICATION APPLICATION—PART 1

Instructions: *Applicant should read the instructions carefully before completing application. No certification may be made unless a completed application form has been received. Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 1, use the reverse side or a separate plain sheet of paper clearly indicating the owner's name and mailing address. Part 1 of this application may be completed and sent to the appropriate State Historic Preservation Officer at anytime during the year.*

PART 1 EVALUATION OF SIGNIFICANCE

1. Name of property: Saint Elmo Hall

Address of property: 130 Madison Lane

City Charlottesville County _____ State Virginia Zip Code 22903

Name of historic district in which property is located:
Rugby Road-University Corner Historic District (Nomination pending)

Check here if request is for:
☒ certification (structure contributes to significance of the district)
☐ decertification (structure does not contribute to significance of the district)
☐ easement qualification (for donation of easement on structure or land for conservation purposes).

2. **Description of Physical Appearance:**
(see instructions for map and photograph requirements-use reverse side if necessary)

Saint Elmo Hall, the chapter house of Delta Phi Fraternity, is a 2½ story, five bay, double pile house on a full basement. Wall construction is of brick laid in 7-course American bond. The

3. **Statement of Significance:**
(use reverse side if necessary)

This nicely detailed Colonial Revival building was constructed in 1912-13 by the Saint Elmo Club of the University of Virginia (Delta Phi Fraternity). The architect is unknown. It is one of the

Date of construction (if known): 1912-13 ☒ Original site _____ ☐ Moved ☐ Date of alterations (if known): ____

4. **Name and Mailing Address of Owner:**

Name St. Elmo Club of the University of Virginia, Inc.

Street c/o Allen B. Ridger III, Wheat First Security, Inc. 707 E. Main Street.

City Richmond State VA Zip Code 23219

Telephone number (during day): Area Code (804) 782-3512

I hereby attest that the information I have provided is to the best of my knowledge, correct, and that I am owner of the property described above.

Signature Allen B. Ridger III for St. Elmo Club of the University of Virginia, Inc. Date 1/16/84

Social Security Number or Taxpayer Identification Number 54-1192235

For office use only

The structure described above is included within the boundaries of a Registered Historic District and ☐ contributes ☐ does not contribute to the character of the district.

The structure ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with the Department of the Interior procedures (36 CRF 60).

The structure is located in a district which ☐ appears ☐ does not appear to meet National Register Criteria for Evaluation (36 CFR 60.6) and ☐ will likely ☐ will not be nominated to the National Register in accord with Department of the Interior procedures (36 CFR 60), and ☐ appears ☐ does not appear to contribute to the character of said district or ☐ will likely ☐ will not be recommended for certification as substantially meeting National Register criteria.

Signature _____ Date _____
State Historic Preservation Officer

IF NEEDED USE THIS SIDE TO COMPLETE ANSWERS TO PART 1

2. Description of Physical Appearance:

house has a truncated hip roof with balustrade. There are three circular-headed dormers on the front and rear elevations. The two interior end chimneys have caps and string courses. A two-story flat-roofed portico with slender Roman Doric columns, covers three bays of the facade. The central entrance has leaded sidelights and transom, and there is a second story balcony supported on consoles above it. Windows are twelve-over-twelve light at the first level and eight-over-eight at the second, with jack arches, some of cast stone, with keystone and end blocks. A palladian window above the upper stair landing is centered on the rear elevation.

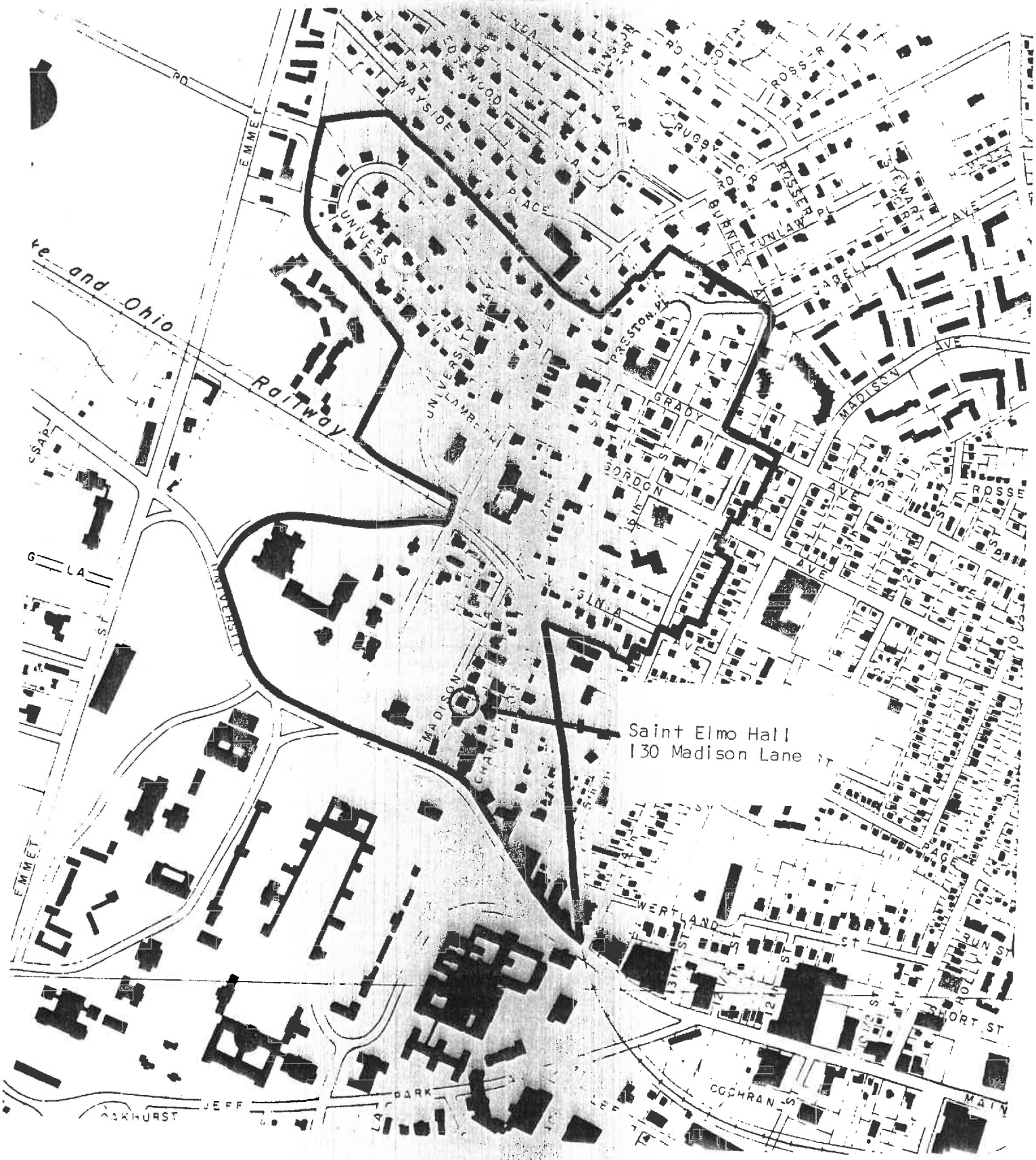
As with most fraternity houses at the University of Virginia, little of the original interior fabric of Saint Elmo Hall remains due to heavy use and many renovations over the years. The focal point of the parlor is a paneled chimney breast with full height engaged Roman Doric columns carrying an entablature with dentil moulding.

3. Statement of Signifance:

earliest houses built by a fraternity at the University of Virginia. It is part of a row of twelve buildings (seven of them are fraternity or sorority houses) on the east side of Madison Lane, presenting one of Charlottesville's most unique and recognizable streetscapes. Madison Bowl, a large open recreation area on the west side of Madison Lane, enables this row of buildings to be seen from many parts of Rugby Road and the grounds of the University. This area has come to symbolize fraternity life at the University of Virginia.

Saint Elmo Hall is especially noteworthy for its fine decoratively leaded sidelights and transom, its balcony cantilevered above the entrance, its circular-headed dormers, and its delicate portico. It has been described as the most "Adamesque" of the fraternity houses.

PROPOSED RUGBY ROAD - UNIVERSITY CORNER HISTORIC DISTRICT

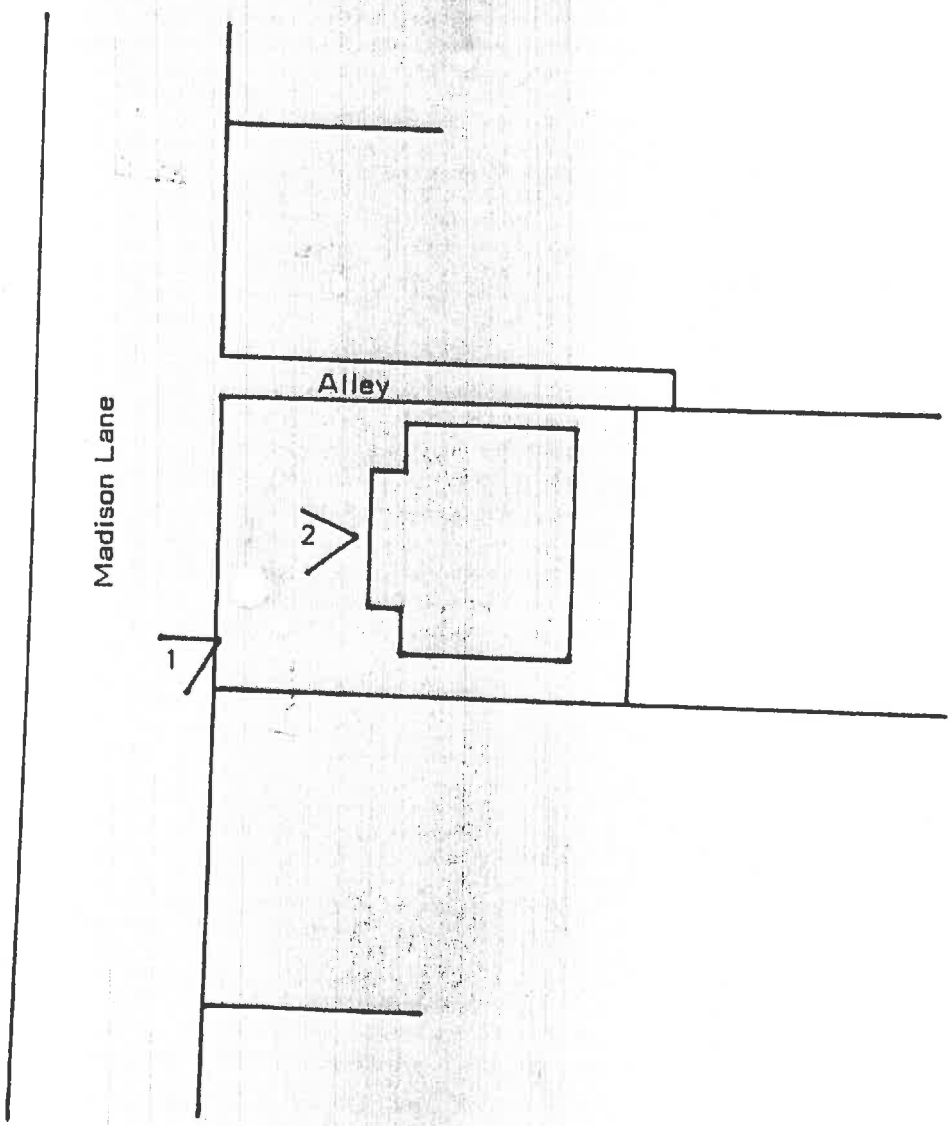


Scale 1"=600'

DCD

Revised 9/27/83

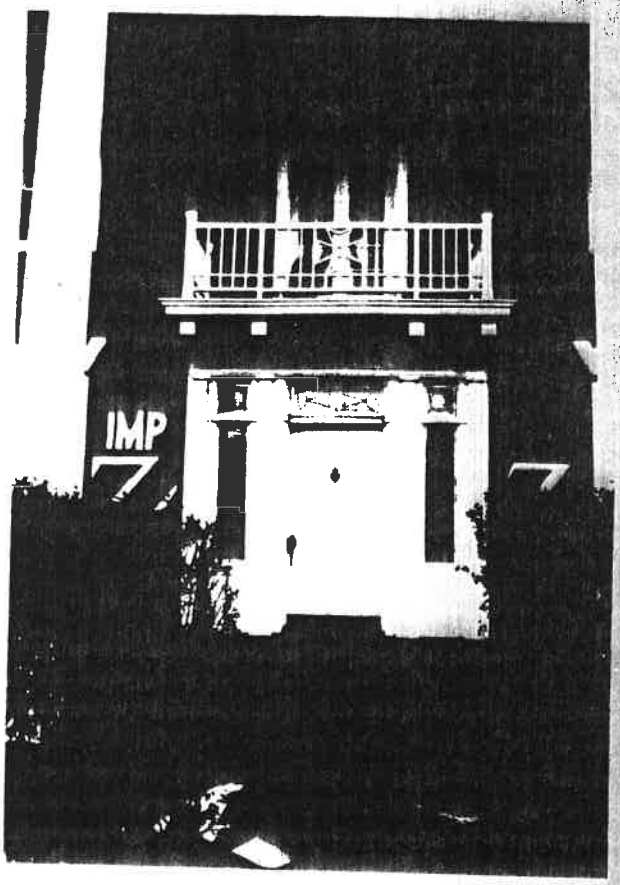
SAINT ELMO HALL
130 Madison Lane



Numbered arrows show locations
where photographs were taken

N
No Scale

2/2/84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7
7

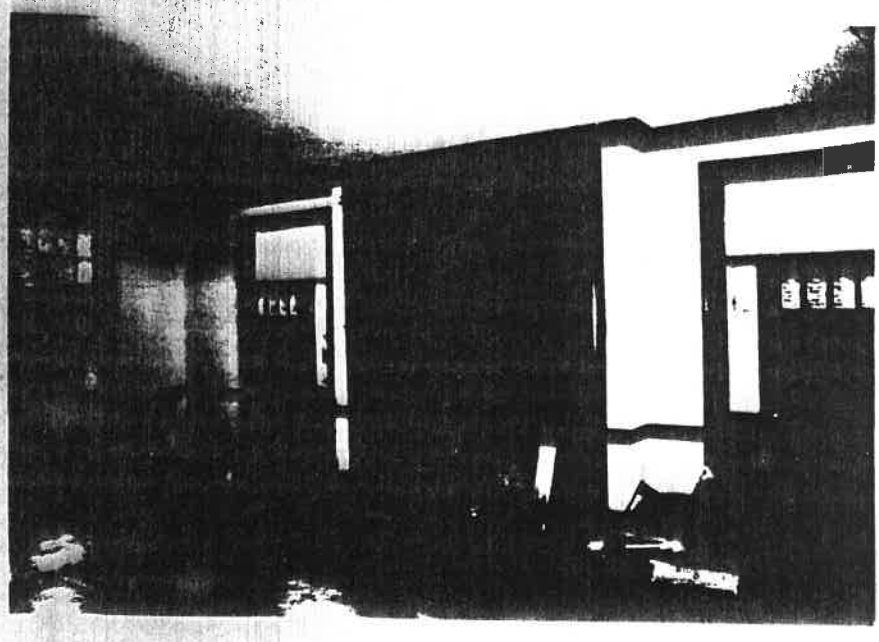


Photo #1

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West facade, looking east from Madison Lane

Photo #2

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

West entrance, looking east from Madison Lane

Photo #3

St. Elmo Hall
130 Madison Lane
Charlottesville, VA 22903

South wall of main parlor

Date 3/9/96 File No. 104-133-19

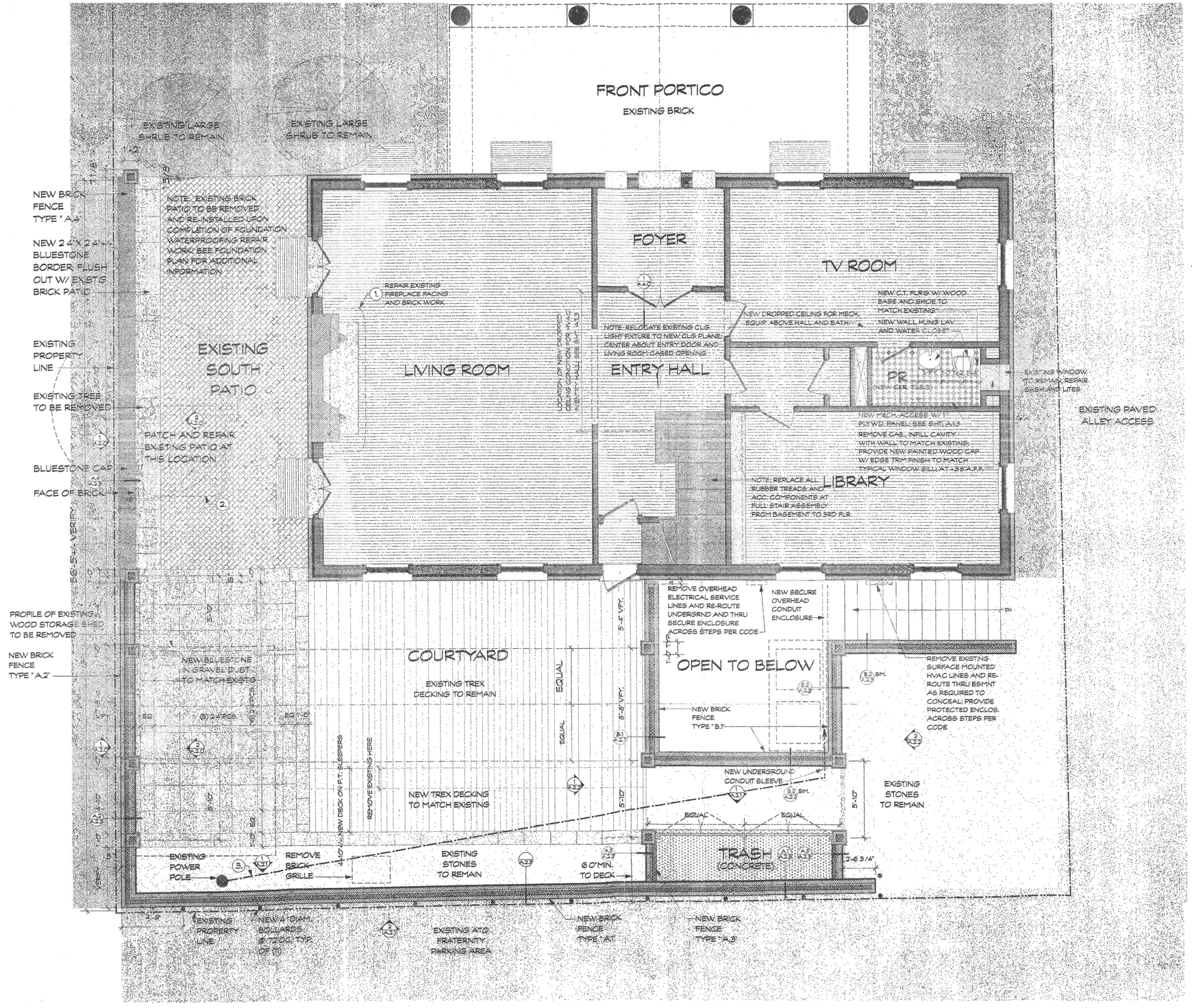
Name St. Elmo's Hall, 130 Madison Lane

Town Charlottesville

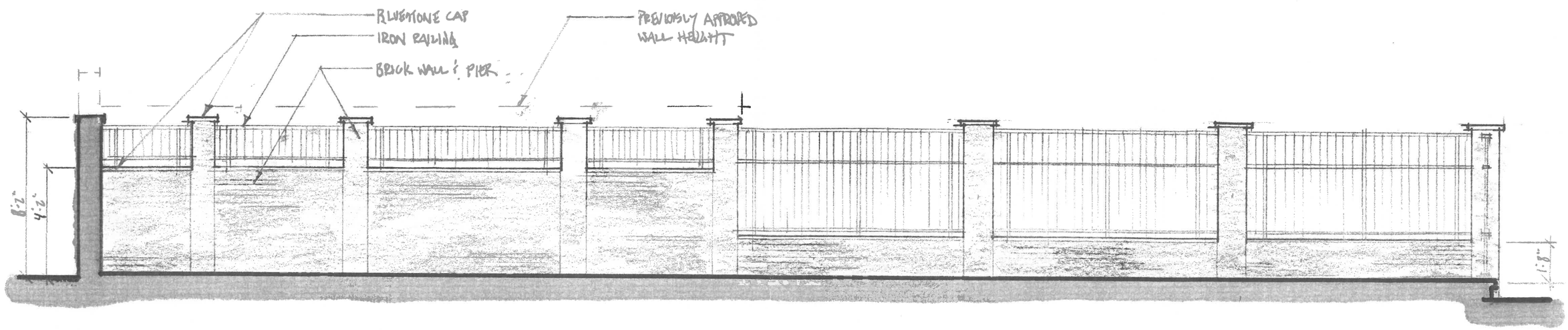
County

Photographer S. E. Smead

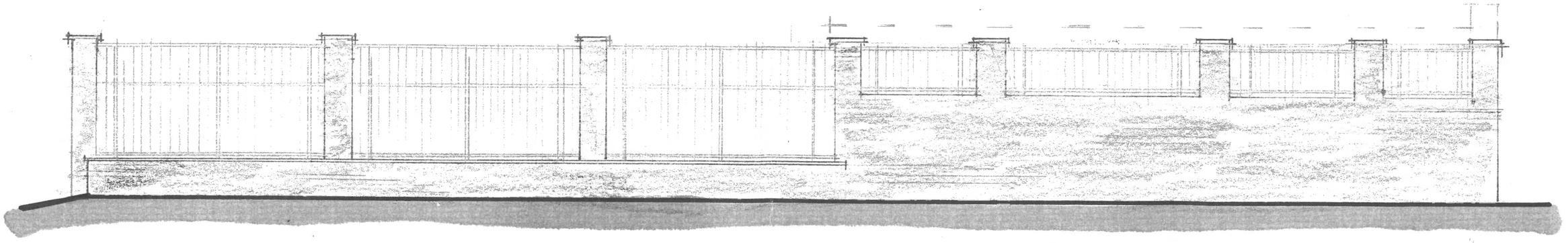
Contents 3 exterior views


FRONT PORTICO
EXISTING BRICK
EXISTING LARGE SHRUB TO REMAIN
EXISTING LARGE SHRUB TO REMAIN
NEW BRICK FENCE TYPE "A.4"
NEW 2'-4" X 2'-4" BLUESTONE BORDER, FLUSH OUT W/ EXIST'G BRICK PATIO
EXISTING PROPERTY LINE
EXISTING TREE TO BE REMOVED
BLUESTONE CAP
FACE OF BRICK
56'-5" +/- VERIFY
NOTE: EXISTING BRICK PATIO TO BE REMOVED AND RE-INSTALLED UPON COMPLETION OF FOUNDATION WATERPROOFING REPAIR WORK. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION
EXISTING SOUTH PATIO
PATCH AND REPAIR EXISTING PATIO AT THIS LOCATION
PROFILE OF EXISTING WOOD STORAGE SHED TO BE REMOVED
NEW BRICK FENCE TYPE "A.2"
NEW BLUESTONE IN GRAVEL DUST TO MATCH EXISTING
(5) 2"ø DS
(5) 2"ø DS
EQ 1'-0"
EQ
EQ
EQ
EQ
1'-0"
5'-0"
5'-0"
5'-0"
5'-0"
1'-0"
1'-0"
1

MAY 2008



1 SOUTH COURTYARD ELEVATION
1/4"=1'-0"



2 SOUTH FENCE ELEVATION

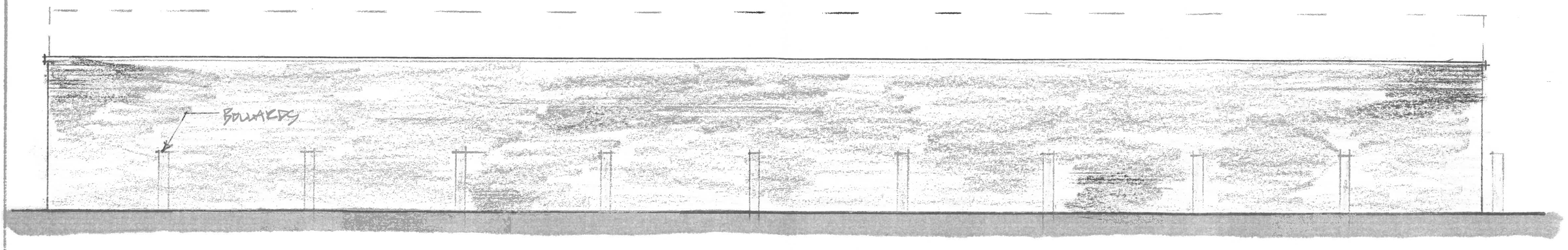
RECEIVED
MAY 01 2008
NEIGHBORHOOD DEVELOPMENT SERVICES

ST. ELMO HALL
130 MADISON LANE, CHARLOTTESVILLE, VA

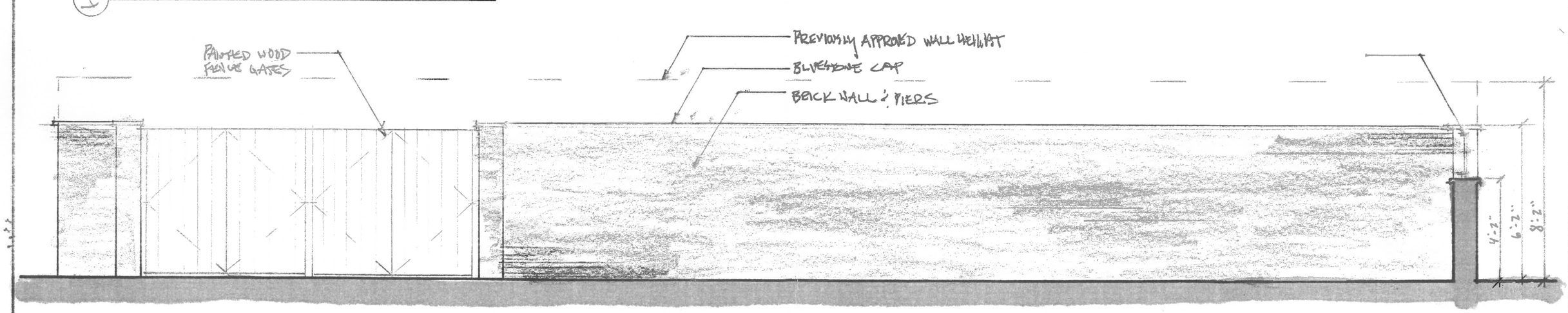
29 APRIL 2008
DALGLIESH GILPIN & PAXTON ARCHITECTS

A

MAY 2008



① EAST FENCE ELEVATION



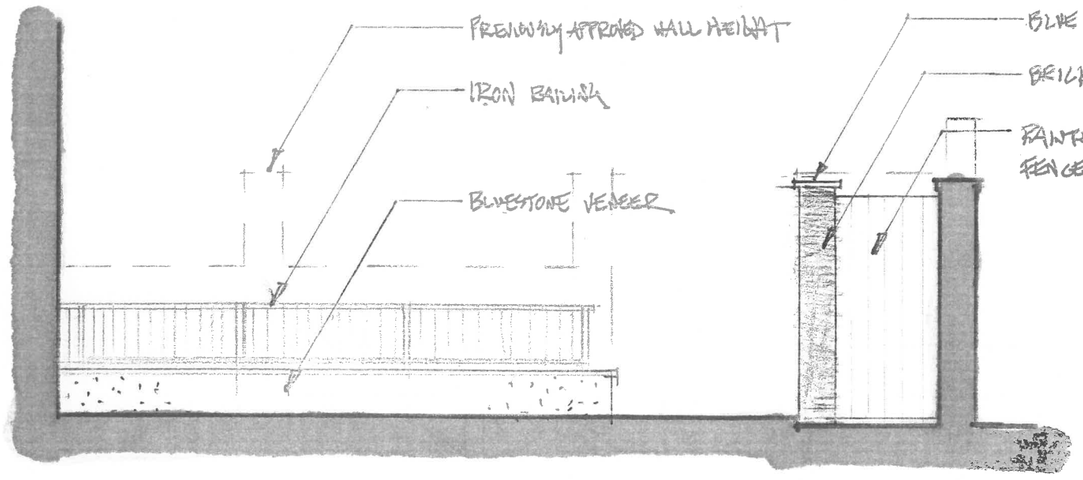
② EAST COURTYARD ELEVATION

ST. ELMO HALL
130 MADISON LANE, CHARLOTTESVILLE, VA

29 APRIL 2008
DALGLIESH GILPIN & PAXTON ARCHITECTS

B

MAY 2008



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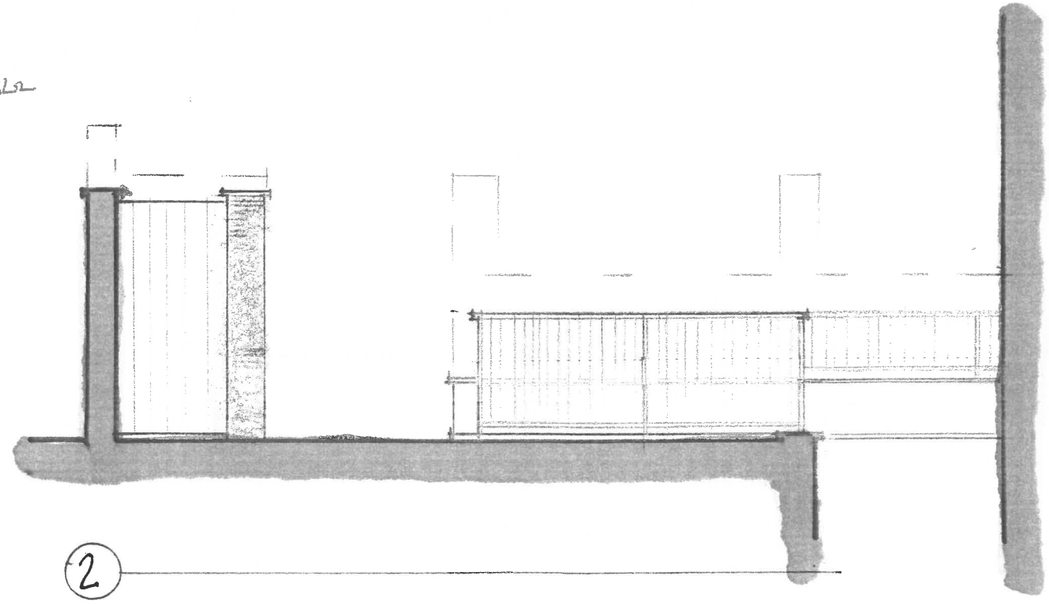


2

ST. ELMO HALL
170 MADISON LANE, CHARLOTTESVILLE VA

29 APRIL 2008
DALGLIESH GILPIN & PAXTON ARCHITECTS

C

Board of Architectural Review (BAR)
Certificate of Appropriateness

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project $375; Demolition of a contributing structure $375; Appeal of BAR decision $125; Additions and other projects requiring BAR approval $125; Administrative approval $100. Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name ST. ELMO CLUB OF UVA INC. Applicant Name KEVIN SCHAFER

Project Name/Description ST. ELMO HALL RENOVATION Parcel Number 090138000

Project Property Address 130 MADISON LANE

Applicant Information

Address: 802 EAST JEFFERSON ST. SUITE 3
CHARLOTTESVILLE, VA 22902
Email: KSCHAFER@DESIGNDEVELOPLLC.COM
Phone: (W) 434-665-4144 (C) _____

Property Owner Information (if not applicant)

Address: 130 MADISON LANE
CHARLOTTESVILLE, VA 22902
Email: TOMMY@LORINGWOODRIFF.COM
Phone: (W) 434-981-1486 (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? NO.

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

Signature Date

KEVIN SCHAFER 02/28/2023
Print Name Date

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature 2/28/23 Date

by: TOMMY BRANNOCK 02/28/2023
Print Name Date
President, St. Elmo Club of UVA, Inc.

Description of Proposed Work (attach separate narrative if necessary):
SEE ATTACHED BOOKLETS.

List All Attachments (see reverse side for submittal requirements):
1 NARRATIVE BOOKLET (DIGITAL DELIVERY)

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised 2016

St. Elmo's Hall Renovation

130 MADISON LANE, CHARLOTTESVILLE, VIRGINIA

PARCEL 090138000
BAR SUBMISSION

PRESENTED BY

DESIGN DEVELOP

02 | 28 | 2023

1 | COVER
2| TABLE OF CONTENTS
3 | VICINITY MAP
4| ADJACENT CONTEXT
5 | PROPOSED AREAS OF RENOVATION
6 | EXISTING CONDITIONS (ROOF)
7 | EXISTING CONDITIONS (PATIO)
8 -11 | RAILING & ROOF
12 -14| PATIO & KITCHEN
15 | MATERIALS LIST

SITE
Madison Bowl
RUGBY/UNIVERSITY/
VENABLE ADCD
THE CORNER
ADCD
WERTLAND ADCD
WEST MAIN STREET ADCD
OAKHURST-
GILDERSLEEVE ADCD
Artificial
Turf Field
Nameless Field
The West
Gardens
The East
Gardens
University
of Virginia
Booker T.
Washington
Park
St Annes
Ivy Rd
Morris Rd
Twyman Rd
Alderman Rd
Bollingwood Rd
Cameron Ln
Rothery Rd
Minor Rd
Emmet St S
Culbreth Rd
Sprigg Ln
Lewis Mountain Rd
Thomson Rd
Carrs Hill Rd
Newcomb Rd N
Pratt Dr
Leake Dr
Hancock Dr
Bonnycastle Dr
Newcomb Rd S
Tree House Dr
Geldard Dr
Whitehead Rd
Cabell Dr
Woodrow St
Jefferson Park Ave
University Way
Rugby Rd
Grady Ave
Preston Pl
17th St NW
16th St NW
14th St NW
Gordon Ave
Virginia Ave
15th St NW
13th St NW
Chancellor St
Elliewood Ave
University Ave
14th St NW
12th St NW
10th St NW
11th St SW
Wertland St
W Main St
Lee St
Madison Ave
Preston Ave
12th St NW
11th St NW
10 1/2 St NW
10th St NW
10th St NW
West St
Paoli St
Page St
Hardy Dr
Henry Ave
Booker St
9th St NW
8th St NW
Anderson St
7th St NW
8th St NW
Cream St
Brown St

136 MADISON LANE

138 MADISON LANE

150 MADISON LANE

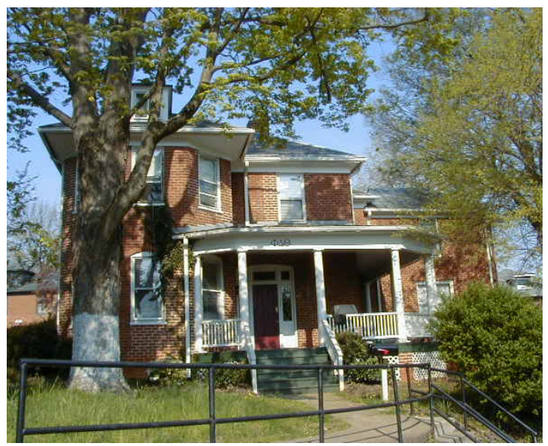
133 CHANCELLOR STREET

128 MADISON LANE

160 MADISON LANE

158 MADISON LANE

165 CHANCELLOR STREET



167 CHANCELLOR STREET

125 CHANCELLOR STREET

123 CHANCELLOR STREET

127 CHANCELLOR STREET

EXISTING SHRUBS TO REMAIN

PROPOSED EXTERIOR KITCHEN LOCATION

EXISTING DORMERS TO REMAIN AS-IS

EXISTING SITE WALLS TO REMAIN AS-IS

EXISTING PORTICO ROOF AND RAILING NOT IN SCOPE

ROOF RAILING RESTORATION

FLAT ROOF REPLACEMENT

ROOF SHINGLE REPLACEMENT

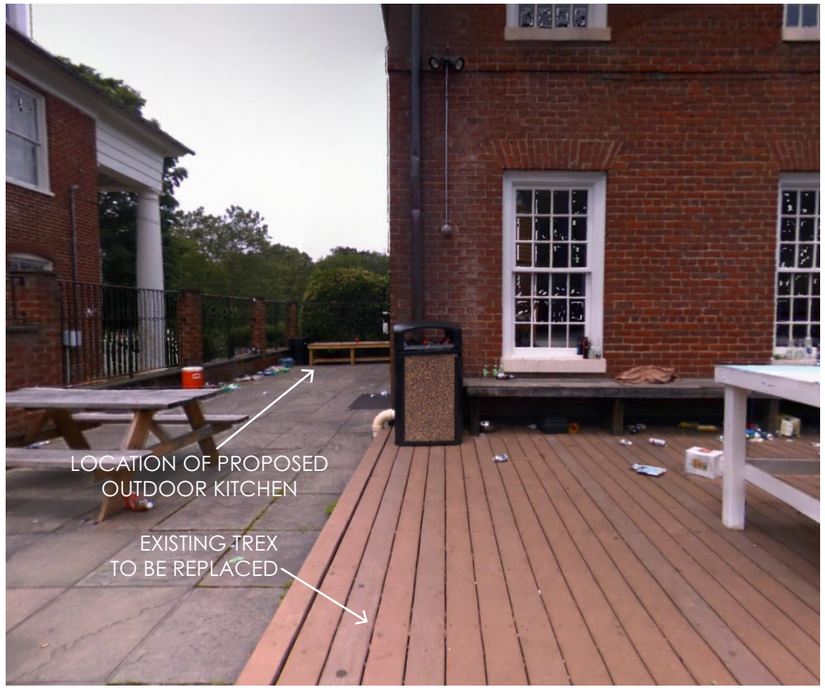
DESCRIPTION OF PROPOSED WORK

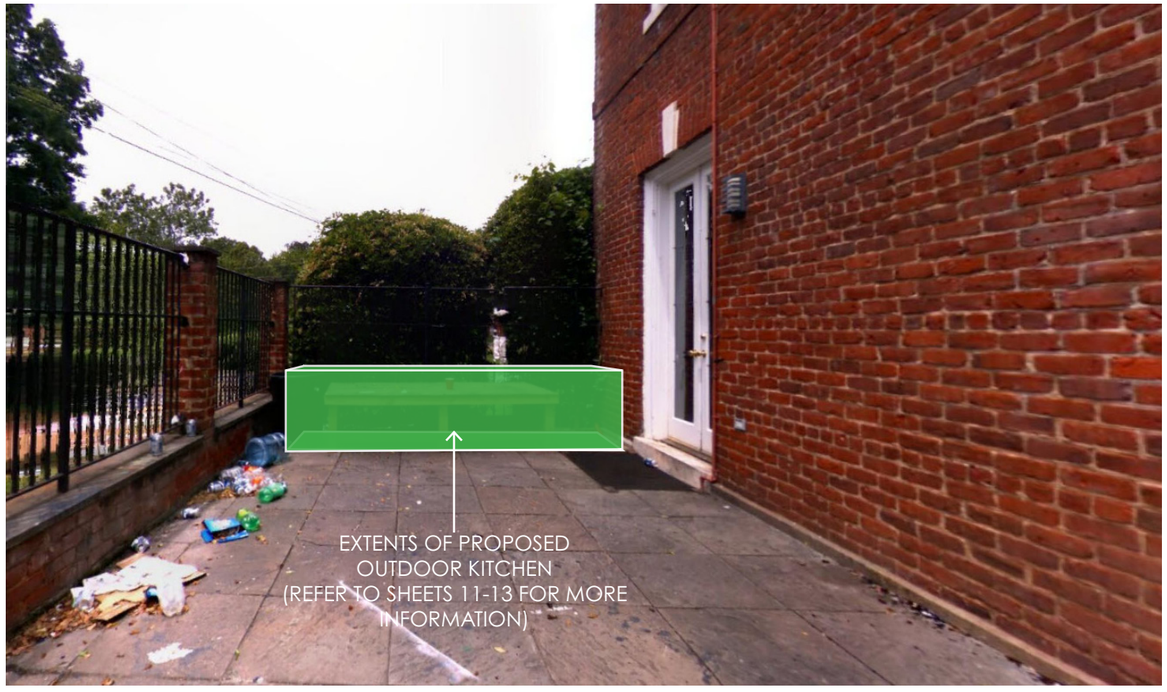
Replace deteriorating slate shingles with synthetic slate tiles, retaining aesthetic qualities and lowering weight.

Removal of 1980's metal railing along top of roof and restore the original wooden railing around the top roof parapet.

Repair "crow's nest" roof and remove vents no longer in use.

Replace all existing copper flashing.





DESCRIPTION OF PROPOSED WORK

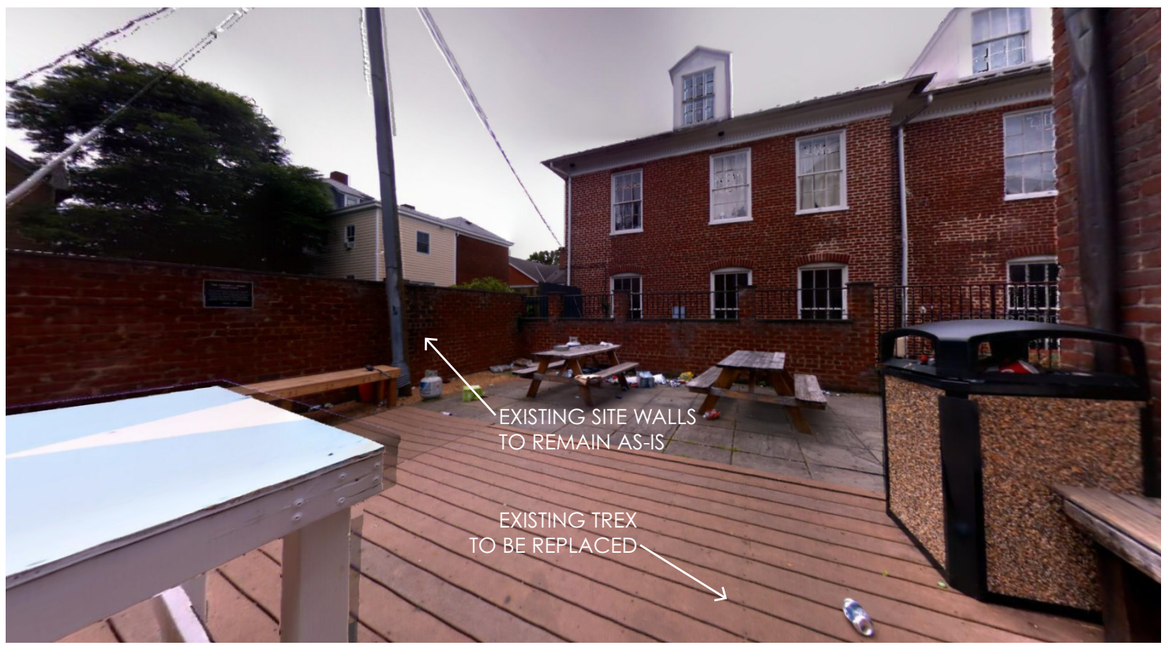
Removal of existing trex decking.

Reinforcing the floor for designed live load of 100PSF (code minimum for assembly space).

Weatherproofing of basement ceiling to prevent further water infiltration.

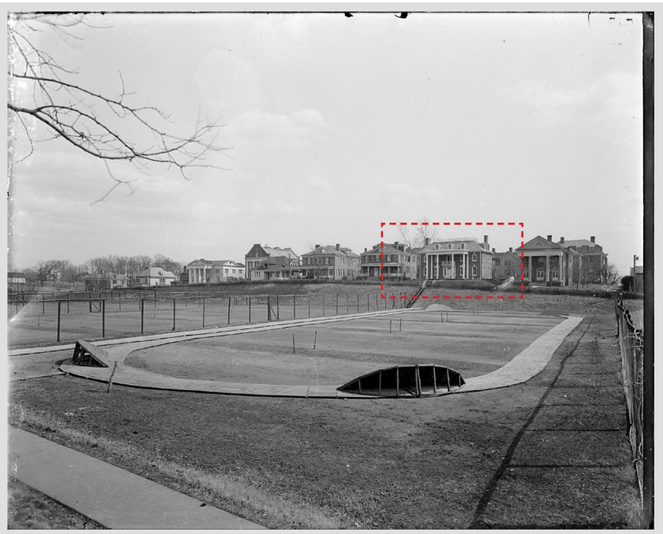
Installation of new trex decking above new waterproofing and sleeper system.

NOTE: The decking is above a 1984 basement expansion, not original to the historic house. The patio and site walls are from a 2008 addition, and not original to the historic house.



STEP 1: 3D POINT CLOUD SCAN OF THE EXISTING CONDITIONS

STEP 2: CREATE DIGITAL MODEL FROM POINT CLOUD SCAN



Citation: Holsinger Studio Collection, ca. 1890-1938, Accession #9862, Special Collections, University of Virginia, Charlottesville, Va.
Catalog Record: http://search.lib.virginia.edu/catalog/uva-lib:744806
Online Access: http://search.lib.virginia.edu/catalog/uva-lib:1041922
Page Title: University of Virginia Grounds Views
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Catalog Record: http://search.lib.virginia.edu/catalog/uva-lib:744806
Online Access: http://search.lib.virginia.edu/catalog/uva-lib:1050764
Page Title: Phi Gamma Delta House University of Virginia-Fraternity
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STEP 3: UTILIZE DIGITAL NEGATIVES OF HISTORIC PHOTOS

Images from UVA's Special Collections library (specifically Holsinger Studio Collection, ca. 1890-1938) reveal the original wooden railing around the roof.

Using these images as templates, modeling software can be used to recreate the railings' proportions and dimensions through a "photomatch" function.

Restoring the wooden railing replaces the existing metal railing.

Selecting corner post finials and railing profiles based on photographic evidence and popular styles in 1890S.

STEP 4: RECREATING THE HISTORIC RAILING THROUGH A "PHOTOMATCH" PROCESS, ALIGNING PERSPECITVES DIGITALLY

Images from UVA's Special Collections library (specifically Holsinger Studio Collection, ca. 1890-1938) reveal the original wooden railing around the roof.

Using these images as templates, modeling software can be used to recreate the railings' proportions and dimensions through a "photomatch" function.

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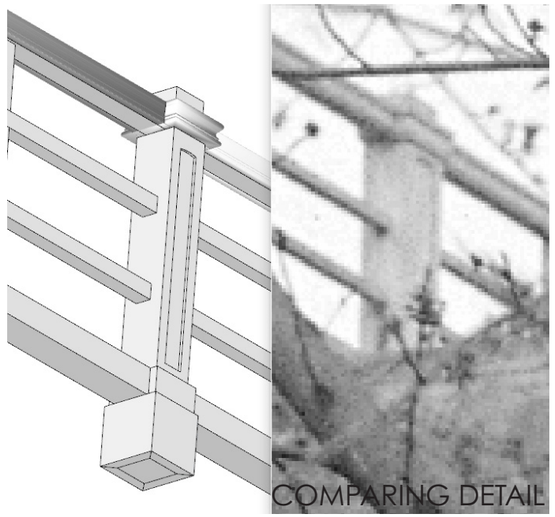
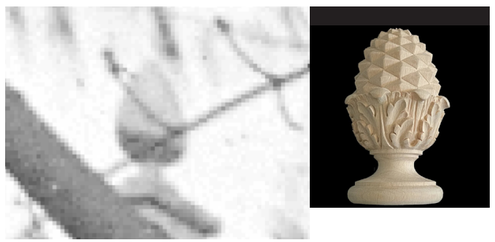
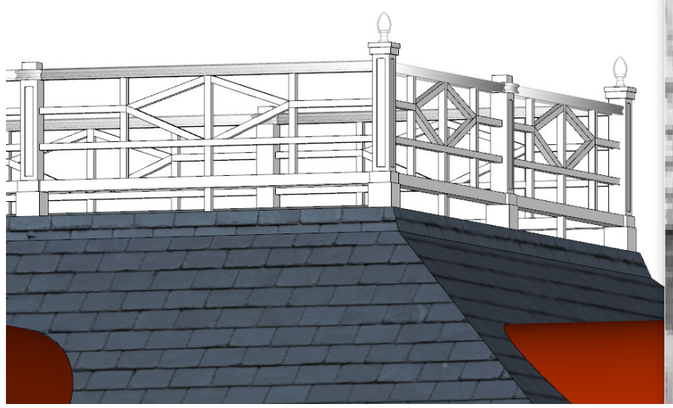
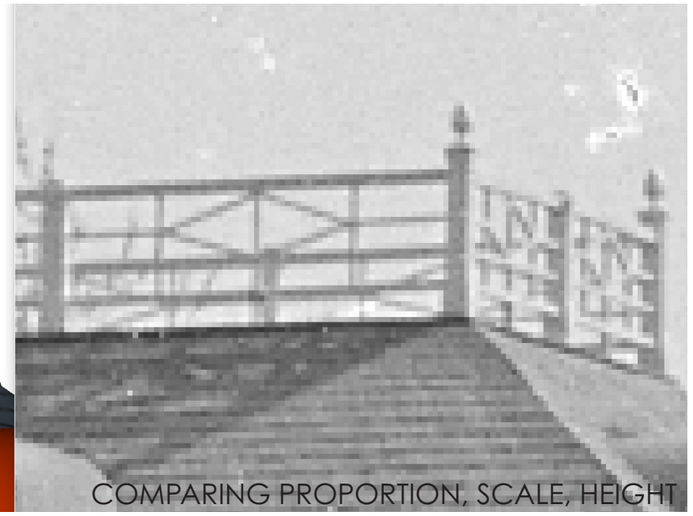


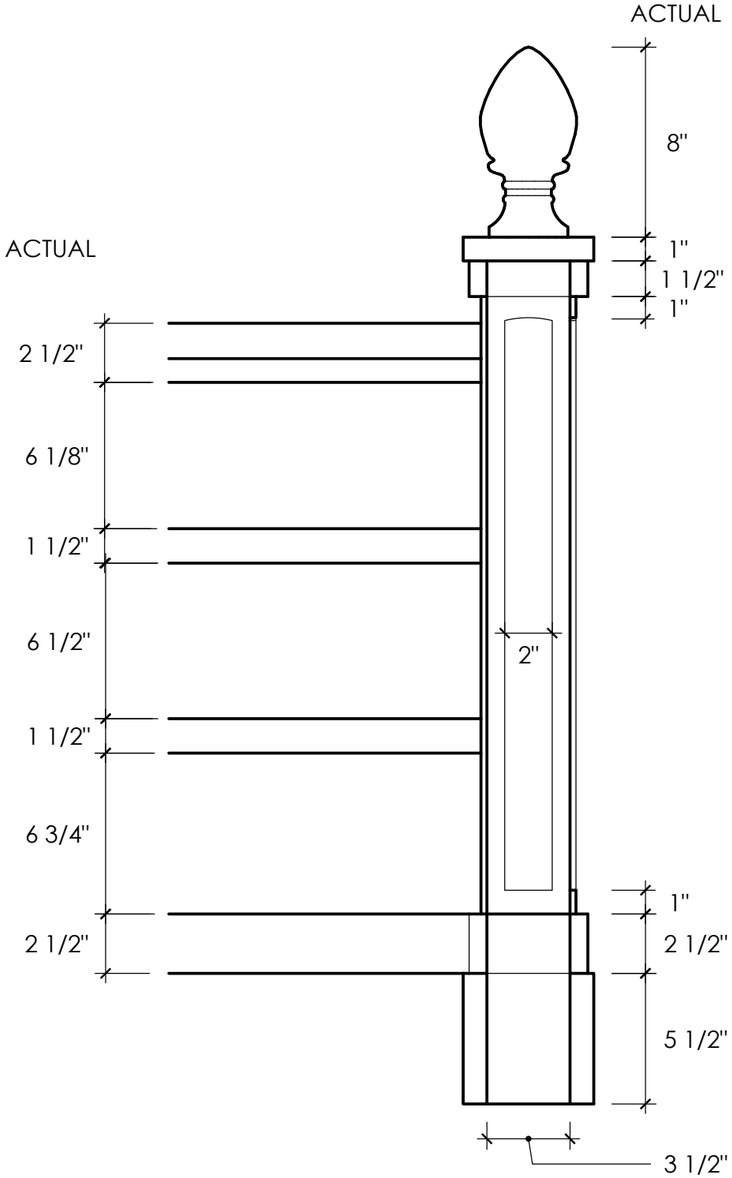
COMPARING DETAIL

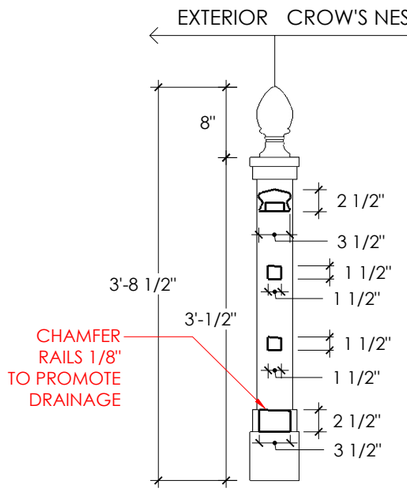


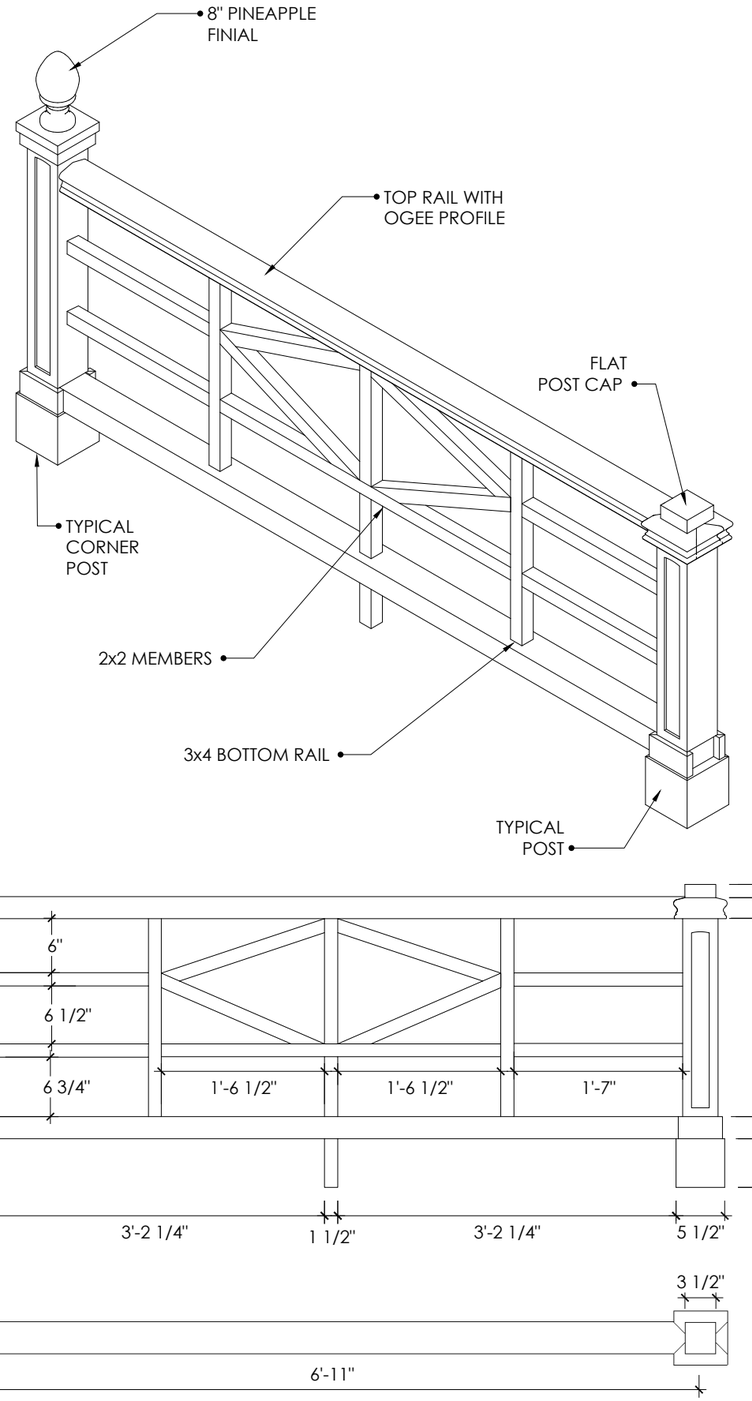




COMPARING PROPORTION, SCALE, HEIGHT


ACTUAL
NOMINAL
8"
8" TALL X 5" WIDE
HANDCARVED
ACANTHUS PINEAPPLE
ACTUAL
1"
1 1/2"
1"
5/4" TOP PLATE
3/4" X 1 1/2"
2 1/2"
6 1/8"
1 1/2"
6 1/2"
6 3/4"
2 1/2"
2"
1"
2 1/2"
1" X 6" (RIPPED)
5 1/2"
5/4" X 6"
3 1/2"
4" X 4" POST


EXTERIOR
CROW'S NEST
8"
3'-8 1/2"
3'-1/2"
CHAMFER
RAILS 1/8"
TO PROMOTE
DRAINAGE
2 1/2"
3 1/2"
1 1/2"
1 1/2"
1 1/2"
2 1/2"
3 1/2"


8" PINEAPPLE
FINIAL
TOP RAIL WITH
OGEE PROFILE
FLAT
POST CAP
TYPICAL
CORNER
POST
2x2 MEMBERS
3x4 BOTTOM RAIL
TYPICAL
POST
8"
1"
1 1/2"
2'-2"
2"
6"
6 1/2"
6 3/4"
1'-6 1/2"
1'-6 1/2"
1'-7"
1 1/2"
2 1/2"
1'-10 1/2"
2'-10 1/4"
2 1/2"
5 1/2"
2 1/2"
5 1/2"
5 1/2"
3'-2 1/4"
1 1/2"
3'-2 1/4"
5 1/2"
4"
3 1/2"
6'-11"

SHINGLES

We value our customers and want to communicate our focus moving forward.

The veins of rock throughout the slate deposit at Buckingham Slate vary in composition. Running into a different slate vein is not uncommon and has occurred several times since the quarry began operating in 1867. While all of it is high quality, unfading genuine Buckingham Slate, not every vein is of suitable composition to hand craft roof tiles.

Currently, we are working in a deposit with a composition better suited for production of flagstone, decorative stone, and hardscape products.

While we are still producing roof tiles, we are doing so in a limited capacity for the foreseeable future. We appreciate your support and hope you will incorporate Buckingham Slate decorative and hardscape products into your projects.

For more information, give us a call.

Please review Benefits/Disclaimers before placing an order.

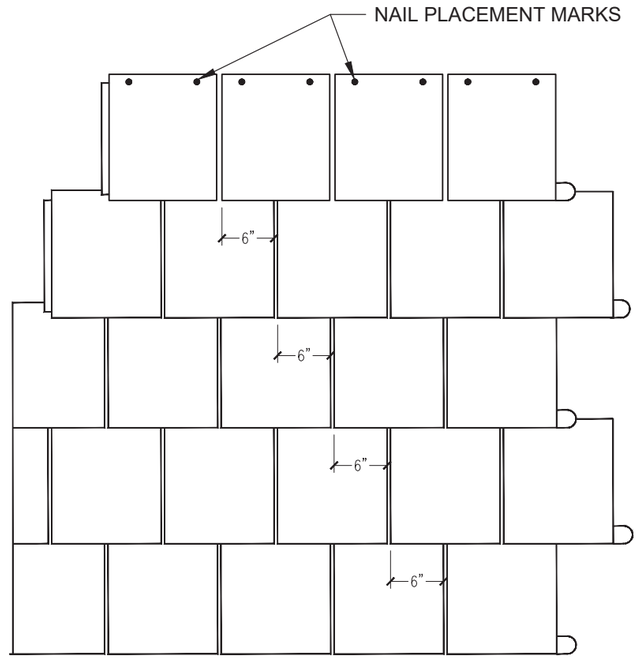
STATEMENT FROM BUCKINGHAM SLATE

The existing shingles cannot be replaced with Buckingham Slate; see announcement from their site.

DaVinci Bellaforte synthetic slate tiles have been selected to maintain the same aesthetic appearance.

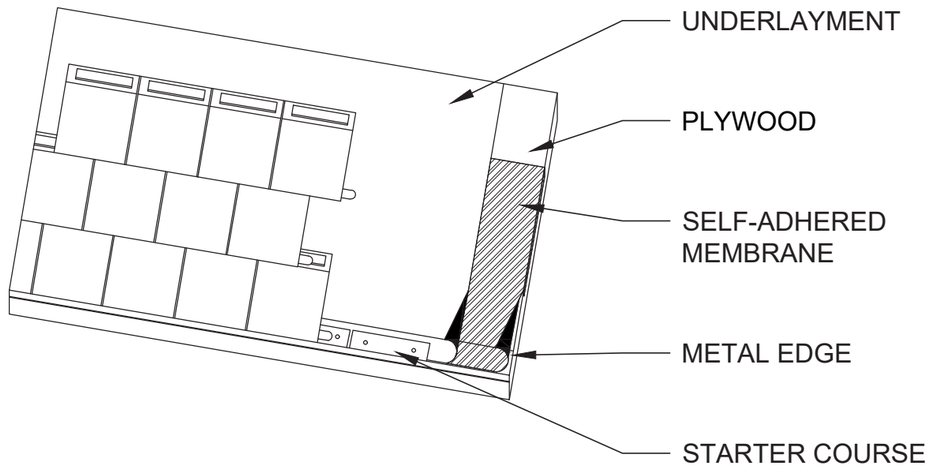
HIP DETAIL (BELLAFORTE SLATE)

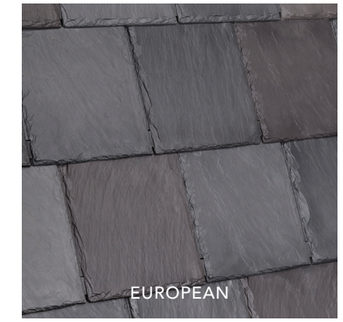
Designed to reduce material costs, Bellaforté puts the look of slate within reach, and with it the premium aesthetics and performance that asphalt shingles can only dream about. With DaVinci Bellaforté, the look of slate may be more attainable than you think.



BELLAFORTE SLATE 6 INCH OFFSET PATTERN

SCALE: N.T.S.

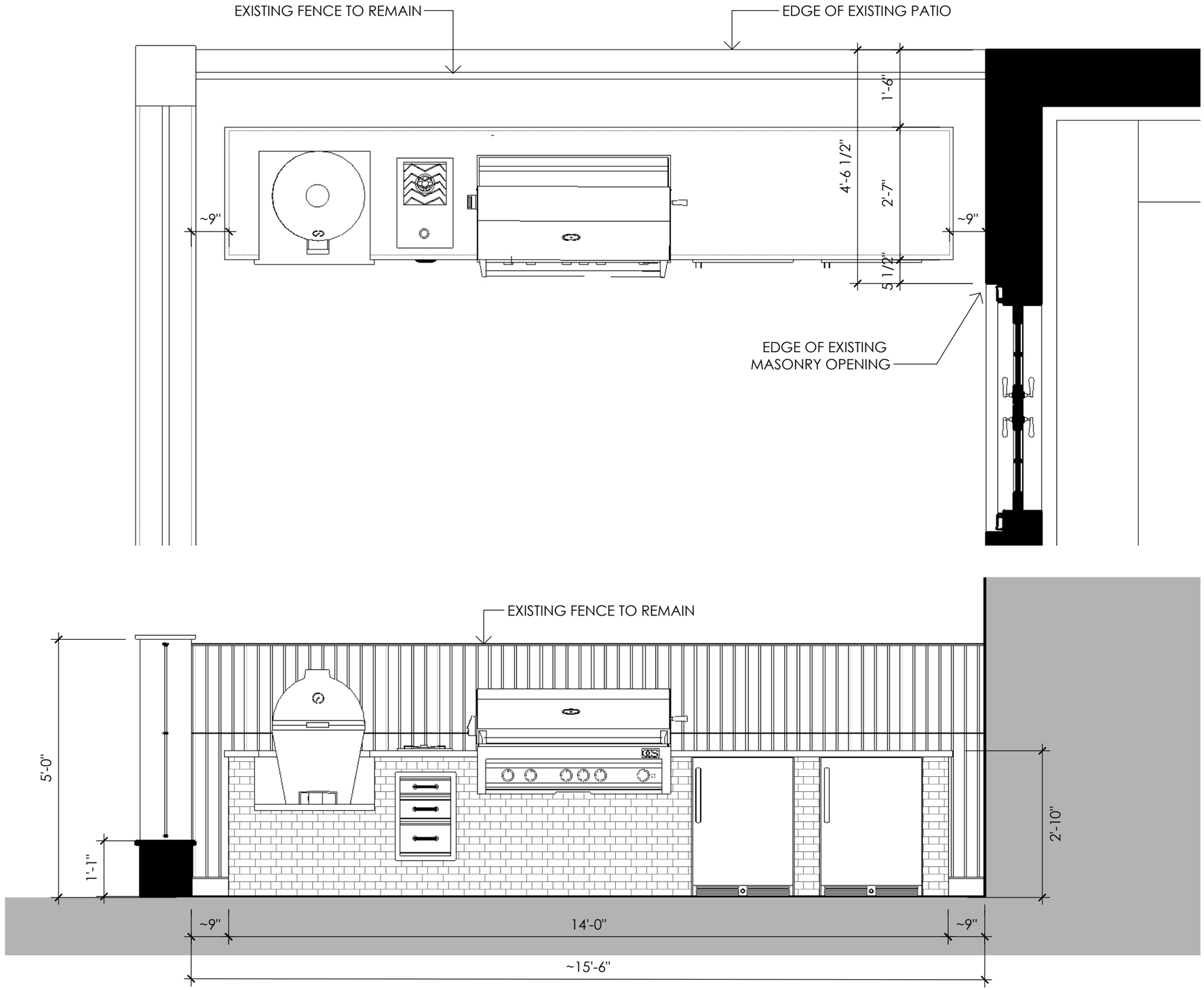




BELLAFORTÉ SLATE

EXISTING EVERGREEN SHRUBS
TO REMAIN; SCREEN KITCHEN
21

EXISTING EVERGREEN SHRUBS
TO REMAIN; SCREEN KITCHEN

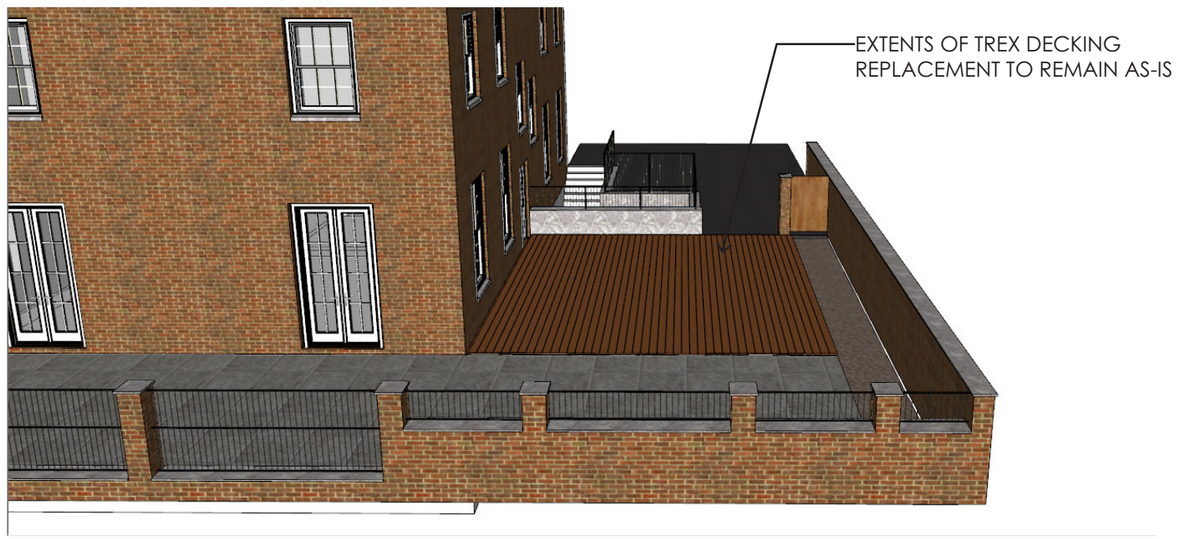


130 MADISON LN.
CHARLOTTESVILLE, VA

PATIO & KITCHEN ELEVATION

13

BAR SUBMISSION
FEBRUARY 28TH, 2023


EXTENTS OF TREX DECKING
REPLACEMENT TO REMAIN AS-IS

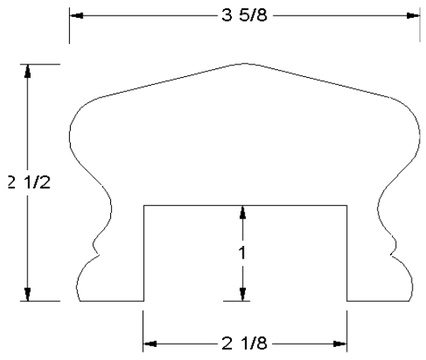
ROOF

DAVINCI' "BELLAFORTE" SLATE POLYMER ROOF IN "SLATE GRAY"

SHERWIN-WILLIAMS SEMIGLOSS PAINT SW7005 "PURE WHITE"

ACCOYA ENHANCED WOOD PAINTED "PURE WHITE"

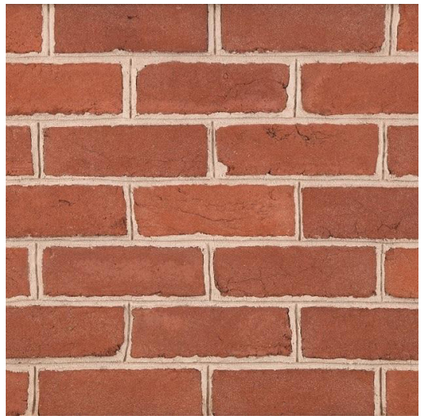
8" X 5 " HANDCARVED ACANTHUS PINEAPPLE FINIAL



DEERFIELD MILLWORK HANDRAIL

PATIO

TREX ENHANCED NATURAL DECKING "SADDLE"



BRICK TO MATCH EXISTING SITE WALL

BLAZE PREMIUM LTE 40-INCH BUILT-IN GAS GRILL

BLAZE 24-INCH 5.5 CU. FT. OUT-DOOR RATED COMPACT REFRIG-ERATOR

Preliminary Discussion
843 West Main Street, TMP 310175000
North Downtown ADC District
Owner: Kim Tran Dabney
Applicant: / Mitchell-Matthews Architects & Planners
Project: Proposed Hotel

Application components (please click each link to go directly to PDF page):

- Staff Report
- Historic Survey
- Application Submittal

City of Charlottesville
Board of Architectural Review
Staff Report
March 21, 2023

Certificate of Appropriateness (Preliminary Discussion)
843 West Main Street, TMP 310175000
North Downtown ADC District
Owner: Kim Tran Dabney
Applicant: Mitchell-Matthews Architects & Planners
Project: Proposed Hotel

Background

Year Built: Single-story, commercial building constructed in 1972
District: West Main Street ADC District.
Status: Non-contributing

See attached images from Sanborn Maps

Prior BAR Actions

(See Appendix)

Application

- Applicant's Submittal: Mitchell/Matthews drawings *843 W Main*, dated 3/10/2023, 27 sheets.

Preliminary discussion of proposed new hotel.

Discussion and recommendation

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements,* Chapter III--*New Construction and Additions,* and Chapter VI – *Public Design and Improvements*.

Staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements* and Chapter III--*New Construction and Additions*. Of assistance are the following criteria from Chapter III:

B. Setback
C. Spacing
D. Massing & Footprint
E. Height & Width
F. Scale
G. Roof
H. Orientation
I. Windows & Doors
J. Porches

K. Foundation & Cornice
L. Materials & Textures
M. Paint [Color palette]
N. Details & Decoration

Elements:

- Roof
- Gutters & Downspouts
- Exterior walls
- Trim
- Doors & Windows
- Lighting
- Railings
- Balcony details
- Plantings/Landscaping
- Patios & walks
- Public spaces
- Screening (HVAC, utilities)

West Main Street Architectural Design Control District

The West Main Street ADC District was created in 1996. (West Main from the Downtown Mall to 5th Street SW and 6th Street are within the Downton ADC District. Also, section west of the railroad is not within the National Register *West Main Street Historic District*.)

West Main Street was part of a significant eighteenth-century Virginia transportation route, the "Three Notch'd Road" that connected the Tidewater to the Shenandoah Valley. It remains an important connection between the University of Virginia and Downtown. Early development included several stylish brick townhouses built by Jefferson's building James Dinsmore. Dinsmore purchased 13 lots in 1818 along the thoroughfare and constructed a series of brick townhomes. Development continued along the corridor during the 1850s when the Virginia Central Railroad installed its tracks parallel to West Main Street, and the Union Station was constructed in 1885 by the C&O railroad. By the early twentieth-century, West Main Street was an important commercial center and the principal hotel district. This area also developed as the institutional core of Charlottesville's African-American community, including the Delevan and Ebenezer Baptist Churches and Jefferson School. Further east, Vinegar Hill was the African-American commercial center. By the early 1930's West Main Street was the principal east-west route through town, with twelve service stations and six car dealers. Activity on the corridor gradually declined mid-century with suburbanization. In recent years, new hotels and the reuse of historic buildings have signaled renewed interest in this urban corridor.

Guidelines specific to West Main re: Setback, Spacing, Massing & Footprint, Height & Width, and Scale

Building Types within the Historic Districts

- Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings … in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

[Staff note: Width of the parcel at 843 West Main, at the street, is approximately 150 feet.]

Setback

- In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall.
- New buildings, ... in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.

Spacing

- Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.

Massing & Footprint

- New commercial infill buildings' footprints will be limited by the size of the existing lot … along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.

Height & Width

- Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
- Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
- In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.
- When the primary façade of a new building in a commercial area, [such as West Main]. is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.
- Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.
- In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.

Suggested Motion

Preliminary Discussion. No action to be taken.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that in considering a particular application, the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and

(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of
4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
5) The effect of the proposed change on the historic district neighborhood;
6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
8) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and
9) Any applicable provisions of the City's Design Guidelines.

Chapter 2 – *Site Design and Elements*

Link: Chapter 2 Site Design and Elements

Pertinent Standards for Site Design

B. Plantings

1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.
2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
3) Use trees and plants that are indigenous to the area.
4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
5) Replace diseased or dead plants with like or similar species if appropriate.
6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

D. Lighting

1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
3) In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.
4) Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.

5) In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.
6) Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.
7) Consider motion-activated lighting for security.

E. Walkways &Driveways
1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
3) Gravel or stone dust may be appropriate, but must be contained.
4) Stamped concrete and stamped asphalt are not appropriate paving materials.
5) Limit asphalt use to driveways and parking areas.
6) Place driveways through the front yard only when no rear access to parking is available.
7) Do not demolish historic structures to provide areas for parking.
8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

F. Parking Areas & Lots
1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
2) Locate parking lots behind buildings.
3) Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.
4) Avoid creating parking areas in the front yards of historic building sites.
5) Avoid excessive curb cuts to gain entry to parking areas.
6) Avoid large expanses of asphalt.
7) On large lots, provide interior plantings and pedestrian walkways.
8) Provide screening from adjacent land uses as needed.
9) Install adequate lighting in parking areas to provide security in evening hours.
10) Select lighting fixtures that are appropriate to a historic setting.

H. Utilities & Other Site Appurtenances
1) Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.
2) Screen utilities and other site elements with fences, walls, or plantings.
3) Encourage the installation of utility services underground.
4) Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.
5) Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

Pertinent Guidelines for New Construction
Chapter 3 – *New Construction and Additions*
Link: Chapter 3 New Construction and Additions

3. Building Types within the Historic Districts

a) Traditional Commercial Infill
    i. Traditional commercial infill buildings are the forms that fill in holes in a larger block of buildings in the downtown mall or in certain areas of the West Main Street corridor. This type of building generally has a limited setback, attaches to or is very close to neighboring structures, and takes many of its design cues from the adjoining buildings. Its typical lot width would be 25 to 40 feet.

B. Setback

1) Construct new commercial buildings with a minimal or no setback in order to reinforce the traditional street wall.
2) Use a minimal setback if the desire is to create a strong street wall or setback consistent with the surrounding area.
3) Modify setback as necessary for sub-areas that do not have well-defined street walls.
4) Avoid deep setbacks or open corner plazas on corner buildings in the downtown in order to maintain the traditional grid of the commercial district.
5) **In the West Main Street corridor, construct new buildings with a minimal (up to 15 feet according to the zoning ordinance) or no setback in order to reinforce the street wall. If the site adjoins historic buildings, consider a setback consistent with these buildings.**
6) On corners of the West Main Street corridor, avoid deep setbacks or open corner plazas unless the design contributes to the pedestrian experience or improves the transition to an adjacent residential area.
7) **New buildings, particularly in the West Main Street corridor, should relate to any neighborhoods adjoining them. Buffer areas should be considered to include any screening and landscaping requirements of the zoning ordinance.**
    […]

C. Spacing

1) Maintain existing consistency of spacing in the area. New residences should be spaced within 20 percent of the average spacing between houses on the block.
2) **Commercial and office buildings in the areas that have a well-defined street wall should have minimal spacing between them.**
3) In areas that do not have consistent spacing, consider limiting or creating a more uniform spacing in order to establish an overall rhythm.
4) Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.

D. Massing & Footprint

1) **New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.**
    […]
4) Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.
    a) The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.
    b) Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.

E. Height & Width

1) Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.
2) Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.
3) In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. **Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.**
4) **When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.**
    a) **Reinforce the human scale of the historic districts by including elements such as porches, entrances, storefronts, and decorative features depending on the character of the particular sub-area.**
5) **In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.**

F. Scale

1) Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.
   […]

G. Roof

1. Roof Forms and Pitches
    a) The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.
    b) […]

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

    a) For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.
    b) In some cases, shingles that mimic the appearance of slate may be acceptable.
    c) Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
    d) Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.
    e) If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.
    f) The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.

3. Rooftop Screening
    a) If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.
    b) The screening material and design should be consistent with the design, textures, materials, and colors of the building.

c) The screening should not appear as an afterthought or addition the building.

H. Orientation

Orientation refers to the direction that the front of the building faces.

1) New commercial construction should orient its façade in the same direction as adjacent historic buildings, that is, to the street.
2) Front elevations oriented to side streets or to the interior of lots should be discouraged.

I. Windows & Doors

1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
   a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
   b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.
   a) The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.
   b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
4) Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
7) Avoid designing false windows in new construction.
8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

K. Street-Level Design

1) Street level facades of all building types, whether commercial, office, or institutional, should not have blank walls; they should provide visual interest to the passing pedestrian.
2) When designing new storefronts or elements for storefronts, conform to the general configuration of traditional storefronts depending on the context of the sub-area. New structures do offer the opportunity for more contemporary storefront designs.
3) Keep the ground level facades(s) of new retail commercial buildings at least eighty percent transparent up to a level of ten feet.
4) Include doors in all storefronts to reinforce street level vitality.

5) Articulate the bays of institutional or office buildings to provide visual interest.
6) Institutional buildings, such as city halls, libraries, and post offices, generally do not have storefronts, but their street levels should provide visual interest and display space or first floor windows should be integrated into the design.
7) Office buildings should provide windows or other visual interest at street level.
8) Neighborhood transitional buildings in general should not have transparent first floors, and the design and size of their façade openings should relate more to neighboring residential structures.
9) **Along West Main Street, secondary (rear) facades should also include features to relate appropriately to any adjacent residential areas.**
10) Any parking structures facing on important streets or on pedestrian routes must have storefronts, display windows, or other forms of visual relief on the first floors of these elevations.
11) A parking garage vehicular entrance/exit opening should be diminished in scale, and located off to the side to the degree possible.

L. Foundation & Cornice
1) Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2) Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3) If used, cornices should be in proportion to the rest of the building.
4) Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. Materials & Textures
1) The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2) In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3) In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4) Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5) Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6) Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7) Concrete or metal panels may be appropriate.
8) Metal storefronts in clear or bronze are appropriate.
9) The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10) The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11) All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

O. Details & Decoration
1) Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2) The mass of larger buildings may be reduced using articulated design details.
3) Pedestrian scale may be reinforced with details.

Appendix

Prior BAR Actions

March 20, 2018 – A prior design for this project was submitted for BAR review. BAR accepted applicant request for deferral.

June 19, 2018 – Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, move to find that the proposed massing and proposed glazing (***in-concept***) of the Office Building satisfies the BAR's criteria and guidelines and are compatible with this property and other properties in the West Main Street ADC district. Additionally, the BAR would like the applicant to investigate stepping back portions of the building [from the street] and the BAR strongly recommends the applicant investigate and change the building's materiality. Mohr seconded. Approved (6-1, with Ball opposed). [Note: The BAR no longer approves partial CoAs.]

August 21, 2018 – Partial approval of a three-story office building with retail/office space on the first floor. The building is approximately 119 feet long and 56 feet wide, and has a total height of approximately 43 feet. [Note: The BAR no longer approves partial CoAs.]

STREET ADDRESS:	843 West Main Street
MAP & PARCEL:	31-175
FILE NUMBER:	698
PRESENT ZONING:	B-3
ORIGINAL OWNER:	Douglas Harman Dabney
ORIGINAL USE:	Office
PRESENT USE:	Office
PRESENT OWNER:	Douglas Harman Dabney
ADDRESS:	Route 1, Box 322 Charlottesville, VA 22903
HISTORIC NAME:	Dinsmore-Dabney House Lot
DATE/PERIOD:	1972
STYLE:	No Identifiable Style
HEIGHT (to cornice) OR STORIES:	One Story
DIMENSIONS AND LAND AREA:	135.5' x 260' (34,480) sq. ft.
CONDITION:	Good
SURVEYOR:	Bibb
DATE OF SURVEY:	Spring 1995
SOURCES:	City Records Sanborn Map Co. - 1896, 1920 Alexander: Recollections of Early Ch'ville (1963 edition) Pictorial History of Charlottesville and University of Virginia

ARCHITECTURAL DESCRIPTION

The walls of this one-story used car lot building are clad in blue vertical metal siding and its nearly flat gabled roof, in white. The western half of the facade contains a garage door and a small entrance door. An office wing with a band of plate glass windows all around covers the eastern half of the facade. The entire lot is paved, but several deciduous trees remain along the property line.

HISTORICAL DESCRIPTION

This used car lot is the site of a house believed to have been built by Thomas Jefferson's master builder James Dinsmore c. 1820 as his own residence (ACDB 21-222). Set well back from the road, at the end of a long walk lined by ancient boxwoods and surrounded by magnolia trees, the house consisted of a 2-story central pavilion with one-story flanking wings, in the form of a Palladian villa. It was weatherboarded and had a gabled slate roof. In 1866, thirty years after Dinsmore's death (ACDB 29-87), the house was purchased by Peter Harman (ACDB 61-438). From him, it passed to his granddaughter Lillian Funkhauser Dabney, wife of Judge Archibald D. Dabney. It was occupied by the Harman-Dabney family for nearly a century. After Mrs. Dabney's death in 1955, the property was used as a used car lot. The lot was cleared and the house demolished in 1960. The present building was erected in 1972. The property remains in the Dabney family (City DB 187-159; 201-297; 237-238, 243, and 247).

Additional References: ACDB 36-319, 40-14, 45-435; City WB 3-480.

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The walls of this one-story used car lot building are clad in blue vertical metal siding and its nearly flat gabled roof, in white. The western half of the facade contains a garage door and a small entrance door. An office wing with a band of plate glass windows all around covers the eastern half of the facade. The entire lot is paved, but several deciduous trees remain along the property line.

HISTORICAL DESCRIPTION

This used car lot is the site of a house believed to have been built by Thomas Jefferson's master builder James Dinsmore c. 1820 as his own residence (ACDB 21-222). Set well back from the road, at the end of a long walk lined by ancient boxwoods and surrounded by magnolia trees, the house consisted of a 2-story central pavilion with one-story flanking wings, in the form of a Palladian villa. It was weatherboarded and had a gabled slate roof. In 1866, thirty years after Dinsmore's death (ACDB 29-87), the house was purchased by Peter Harman (ACDB 61-438). From him, it passed to his granddaughter Lillian Funkhauser Dabney, wife of Judge Archibald D. Dabney. It was occupied by the Harman-Dabney family for nearly a century. After Mrs. Dabney's death in 1955, the property was used as a used car lot. The lot was cleared and the house demolished in 1960. The present building was erected in 1972. The property remains in the Dabney family (City DB 187-159; 201-297; 237-238, 243, and 247).

Additional References: ACDB 36-319, 40-14, 45-435; City WB 3-480.

Conditional Individual Resource Superfield Screen

Number of Stories 1
Interior Plan Type
Accessed?
If not, why not?
Denied No Trespassing Not Accessible

Interior Description

Relationship of Secondary Resources

reconnaissance main screen 5 of 7

Historic Context

DHR Historic Context(s):

Agriculture/Subsistence	Ethnicity/Immigration	Recreation/Arts
Architecture/Landscape Architecture/ Community Planning	Funerary	Religion
	Health Care	Settlement Patterns
Commerce/Trade	Industry/Processing/Extraction	Social
Domestic	Landscape	Traffic Engineering
Education	Military/Defense	Transportation
		Other

Significance Statement

reconnaissance main screen 6 of 7

Graphic Documentation

Medium* Medium ID # Frames Date

* 2 x 2 B & W photos; 4 x 5 B & W photos; B & W 35 mm photos; Color 35 mm photos; Historic photos; Measured drawings; Slides

Bibliographic Data

Seq. # Type Citation

Bibliographic Superfield Screen

Sequence #: Bibliographic Record Type: Author:
Citation Abbreviation:
Notes:

Bibliographic Superfield Screen

Sequence #: Bibliographic Record Type: Author:
Citation Abbreviation:
Notes:

reconnaissance main screen 7 of 7

Cultural Resource Management Events

Date CRM Event Agency/Individual Assoc. ID#

CRM Event Superfield Screen

Date: Cultural Resource Management Event:
Organization or Person:
ID# Associated with Event:

Notes or Comments

Mailing Address Superfield Screen

HONORIF: Record Created:
FIRST: Last Updated:
LAST:
SUFFIX:
TITLE:
COMPANY: PHONE/EXTENSION:
ADDRESS:
CITY: STATE:
ZIP: COUNTRY:

Individual's Category Codes

Informant Occupant Owner Specimens (owner of specimens) Tenant

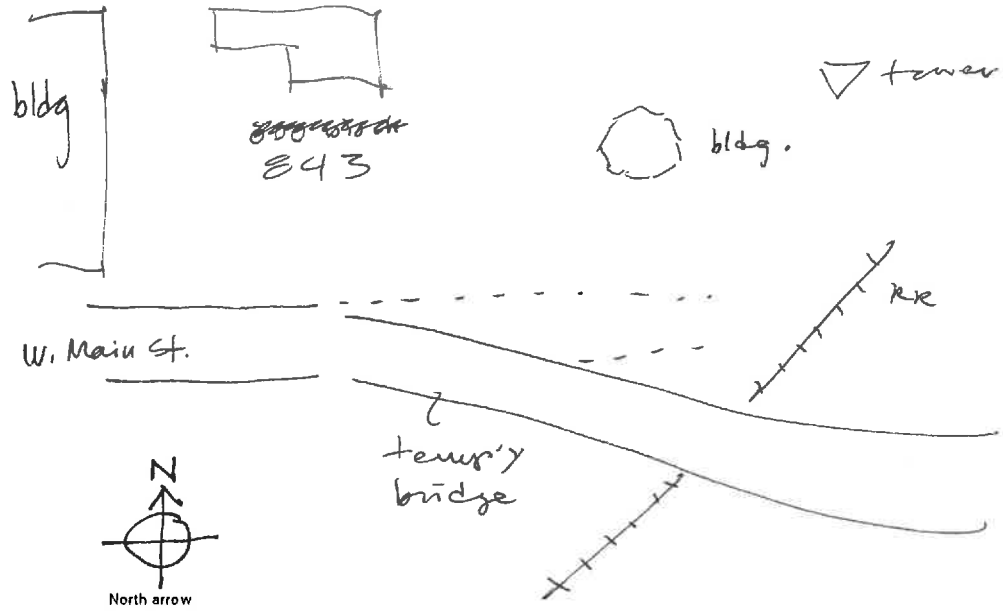
Notes

Surveyor's Notes

Data Processing Events

Date Event Person

SITE PLAN



N.T.S.
Date:
SES - 2/96

Drawn by:
Agency:

IPS RECONNAISSANCE SURVEY FIELD FORM - IPS 95

reconnaissance main screen 1 of 7

Where is data filed at DHR?_____
DHR Iden. #_____-_____-_____
Other DHR no._____

Property date(s):_____

316

Property Names

Seq. #	Name	Explanation*
	Roy Hanny Motor Co., Inc.	

* Address, Address-current, Alleged, Alternate name; Alternate spelling, Current, Descriptive, Former; Former/current, Function/location, Historic, Historic/current; Historic/location, Location, NHL listing, NRHP listing; Original, VLR listing

County/Ind. City_____
State VA Virginia
Magis'l District_____
USGS Quad Map Name_____
Center UTM-Zone/East/North_____/_____/_____

Tax Parcel Number 31-175

UTMs of Boundary____ ____/____/____

reconnaissance main screen 2 of 7

Restrict Location and UTM data?_____

Addresses

#	Suffix	Thoroughfare Name	Explanation
843	~~Bypass~~ Business	(WMS	

Address Superfield Screen

Sequence Number_____
Main Street Number_____
Number Suffix_____
Street Name_____

Address Explanation_____

Alternate, Current; Name Change, Number Change

Vicinity of:____ Town/Village/Hamlet_____

Name of National Register Historic District

Name of VDHR Eligible Historic District

Name of Local Historic District

reconnaissance main screen 3 of 7

Physical Character of General Surroundings_____
City, Hamlet, Rural, Suburban, Town, Village

Site Description/Notable Landscape Features

built up, truck p. lot in front

Ownership_____
F Public-Federal, L Public-Local, P Private, S Public-State

NR Resource Type_____
B Building, D District, O Object, S Site, U Structure

Seq. #	# of	Wuzit Count Wuzit Types	Historic?*

* Historic, Non-Historic, Undetermined

Total_____
Historic_____
Non-Historic_____

reconnaissance main screen 4 of 7

Primary Resource Exterior Component Description

Component	#	Comp Type/Form	Material	Material Treatment
chimney(s)	-			
columns	-			
cornice	-			
dormer(s)	-			
foundation	NV			
porch	-			
roof	1	gab (side)	met	S. S.
walls	1	metal	metal	
windows	1	fixed	metal	display

Individual Resource Information

Seq. # Wuzit

Primary?

Date Built

Individual Resource Superfield Screen

Sequence Number_____
Primary Resource?_____
Estimated Date of Construction_____
Architectural Style_____

Wuzit_____

Source of Date_____

Art Deco	French Colonial	Late Gothic Revival	Prairie School
Beaux Arts	French Renaissance	Late Victorian	Pueblo
Bungalow/Craftsman	Georgian	Mid-19th C.	Queen Anne
Chicago	Gothic	Mission/Spanish Colonial Revival	Renaissance
Classical Revival	Gothic Revival	Mixed (more than 3 styles from different periods)	Romanesque
Colonial	Greek Revival	Modern Movement	Second Empire
Colonial Revival	International Style	Moderne	Shingle Style
Commercial Style	Italian Renaissance	No Style Listed	Skyscraper
Dutch Colonial	Italian Villa	Octagon Mode	Spanish Colonial
Early Class. Rev.	Italianate	Other	Stick/Eastlake
Early Republic	Late 19th & 20th C. Revivals	Postmedieval English	Tudor Revival
Exotic Revival	Late 19th & Early 20th C. Amer. Movements		
Federal			

lt.

Description

Aretab mtl bldg w/ jumtid, blue E office wing + w/ garage wing, roof ventils + stove pipe metal

Condition_____

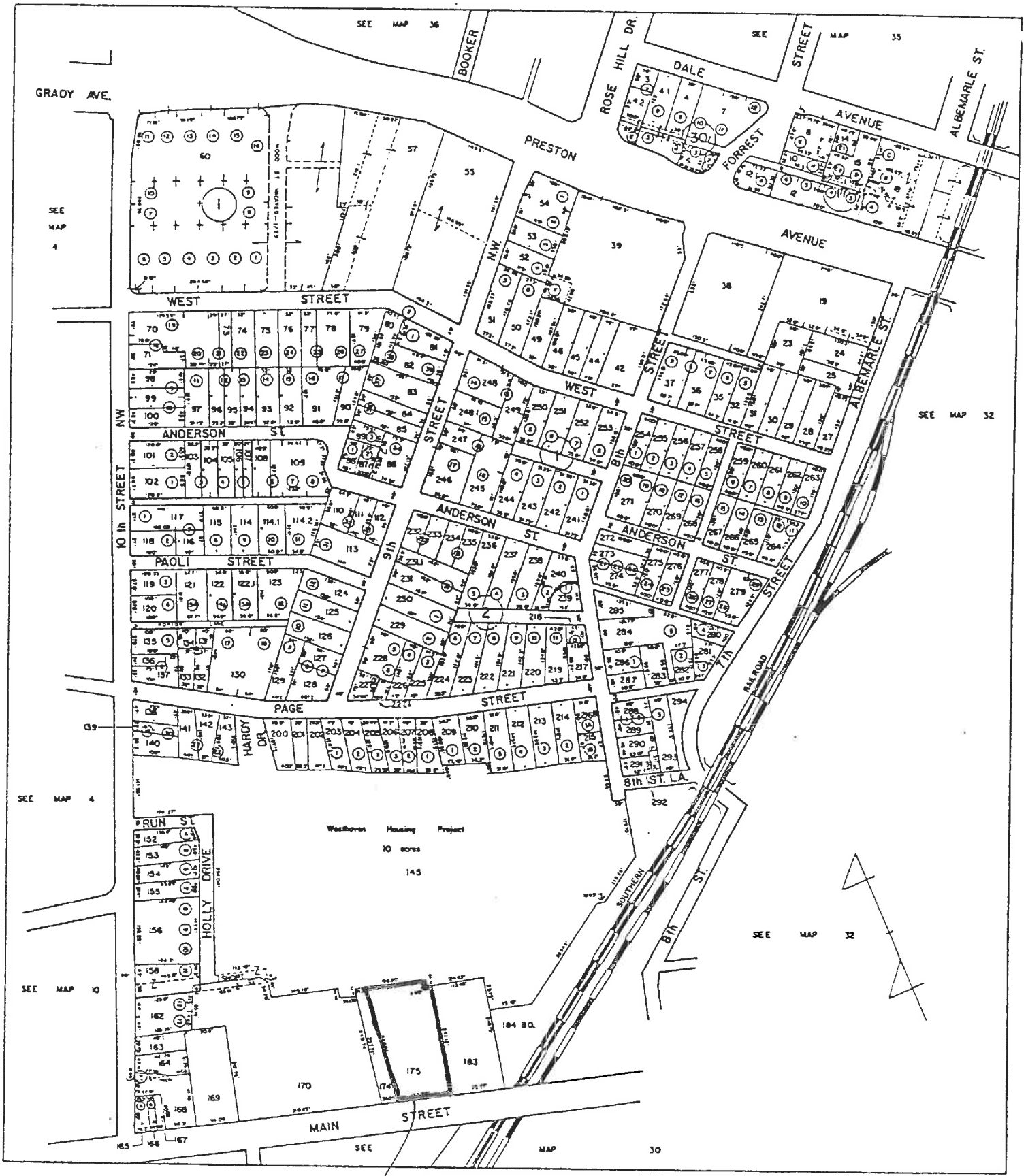
Demolished	Excellent	Good	Good-Fair	Poor	Remodeled
Deteriorated	Fair	Good-Excellent	N/A	Rebuilt	Ruinous

Threats to Resource_____

Demolition	Development	Neglect	None Known	Relocation	Trans. Expan.
Deterioration	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant

Additions/Alterations Description

CITY CF CHARLOTTESVILLE



SCALE : 1" = 100'

SECTION 31

First : Douglas H.
Last : Dabney
Suffix :
Title :
Company:

Address: RR 1 Box 322

City : Charlottesville State: VA
Zip : 22903- Country: USA
Phone/extension: 804-295-8195

Individual Category Codes:

Mailing Address Notes:

Surveyor's Notes:

RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

Reviewed by Margaret Peters

DHR Idenfication Number: 104-0316

Other DHR Number: Property Date(s) 1980 ca

PROPERTY NAMES	EXPLANATION
Roy Haney Motor Company (843 W. Main St.)	Address-Current

County/Independent City: Charlottesville
State: Virginia
Magisterial District: N/A Tax Parcel: 31-175

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:
Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
843 -	W. Main St.	

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:
Built up.

Ownership: Private NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Service Station	Non-historic

TOTAL: 1
Historic: 0
Non-Historic: 1

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Structural System	0	Frame	Steel	
Roof	0	Gable: side	Metal	Standing Seam
Window(s)	0	Fixed	Metal	

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Service Station
Primary Resource? Yes
Estimated Date of Construction: 1980 ca
Source of Date: Site Visit
Architectural Style: No Style Listed
Description:
Utilitarian pre-fab metal building with an office wing and a garage wing.

Condition: Good
Threats to Resource: None Known

Additions/Alterations Description:

Number of Stories: 1.0
Interior Plan Type:
Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context:

Significance Statement:
This modern garage/office building does not contribute to the historic character of West Main Street.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos	14633	27 -	2/ /1996

BIBLIOGRAPHIC DATA

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ /1996
Cultural Resource Management Event: Reconnaissance Survey
Organization or Person: J. Daniel Pezzoni, Preservation Con
ID # Associated with Event:
CRM Event Notes or Comments:

MAILING ADDRESS

Honorif:

blue metal siding ~ B&B

1-5

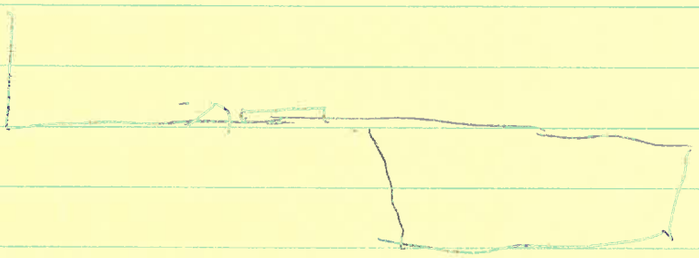
nearly flat gabled roof w/ white metal ~ 55 m

w ½ garage door + door

office projects for E ½ facade

cent ent

bond BL fixed sash wind all around



decid trees edge lot

843 W Main

201-297

~~DEED~~ name of Dabney Herman Turner changed to Douglas Herman Dabney

WB 3-480

31-175

#697

113 x 260
225 x 260
34,480 sq ft
B-3

843 W. Main

237-238, 243, 247	Douglas Herman Sibley RR 1 - Box 322 22903	1963	Int. in Cedar Lane Dem all interest now. (sic)
201-297	"	"	name changed
139-159	VNB, Tr,	"	see DB 141-345
WB 7	Pres NB, Tr	1955	
WB 3-480	Lillian W. F. Sibley	"	

used cars 1-5
wood, woods, Date roof
1972

dem. 1960
2-5 dwelling, 7 rooms, 0 bse, , 2 baths
wood walls, Date roof
"dd"

City Directories

1953	843	Archibald D. Fabney
	847	Chidlle Motors - used cars
	849	dwelling (owned & occupied by Annie L. Carter)

14633

Date 2.1996 File No. 104-316

Name Roy Haney Motor Co.
(843 W. Main St.)

Town

County Charlottesville

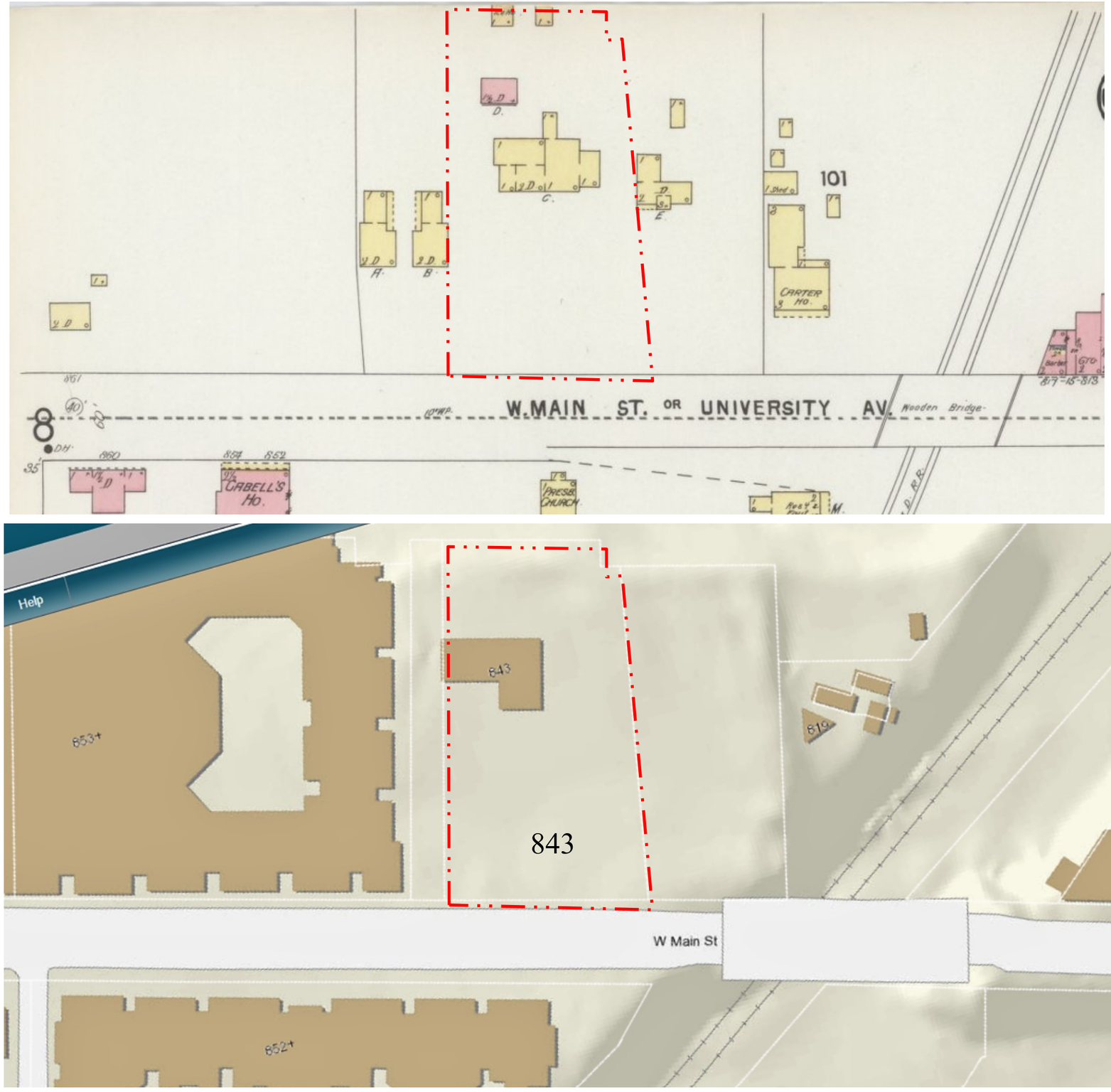
Photographer Dan Pezzani

Contents 1 ext. view

Sanborn Map

1896

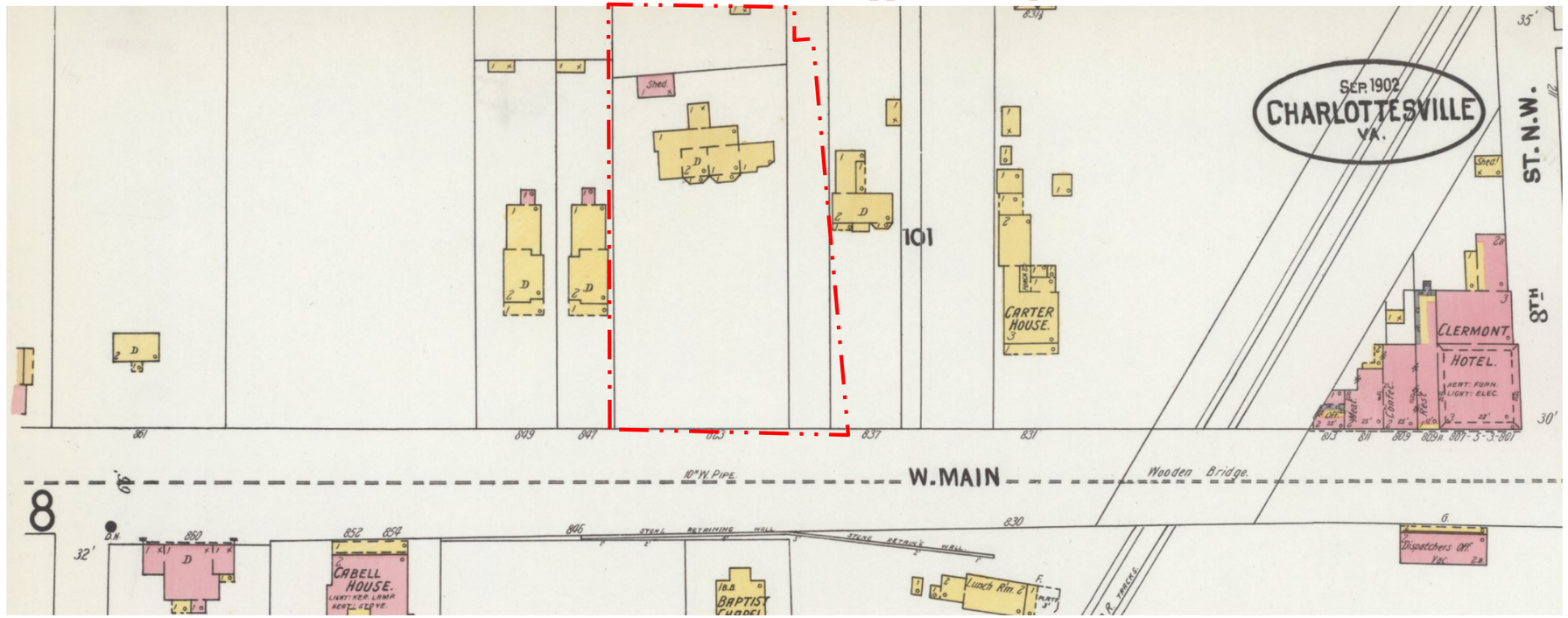
Approximate parcel



Sanborn Map

1902

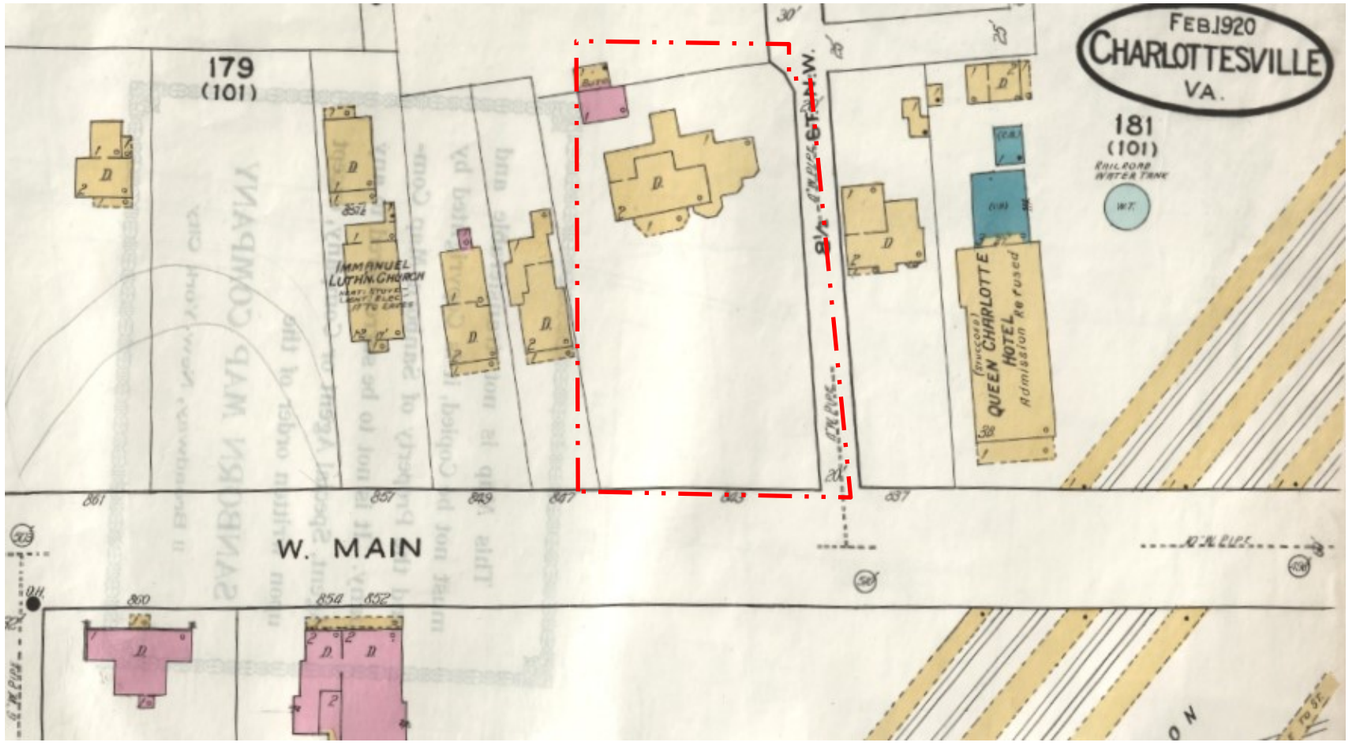
Approximate parcel



Sanborn Map

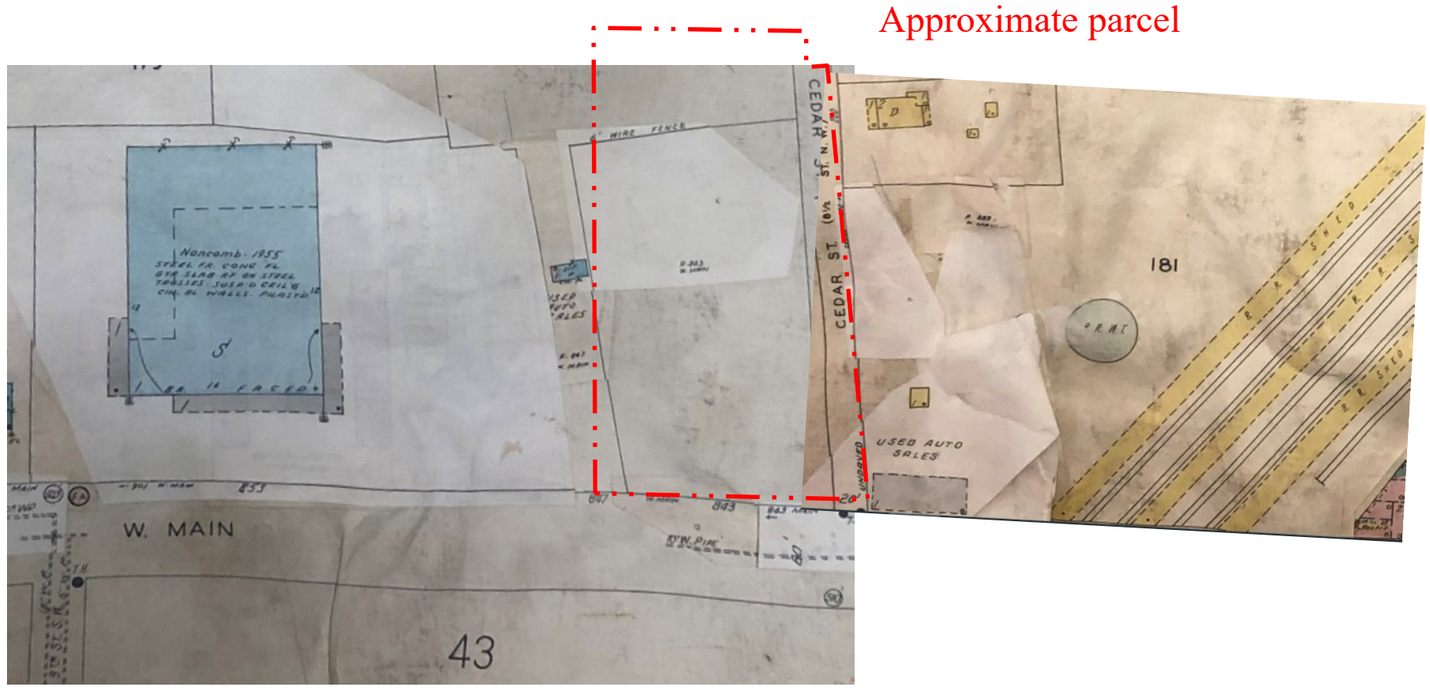
1920

Approximate parcel



Sanborn Map

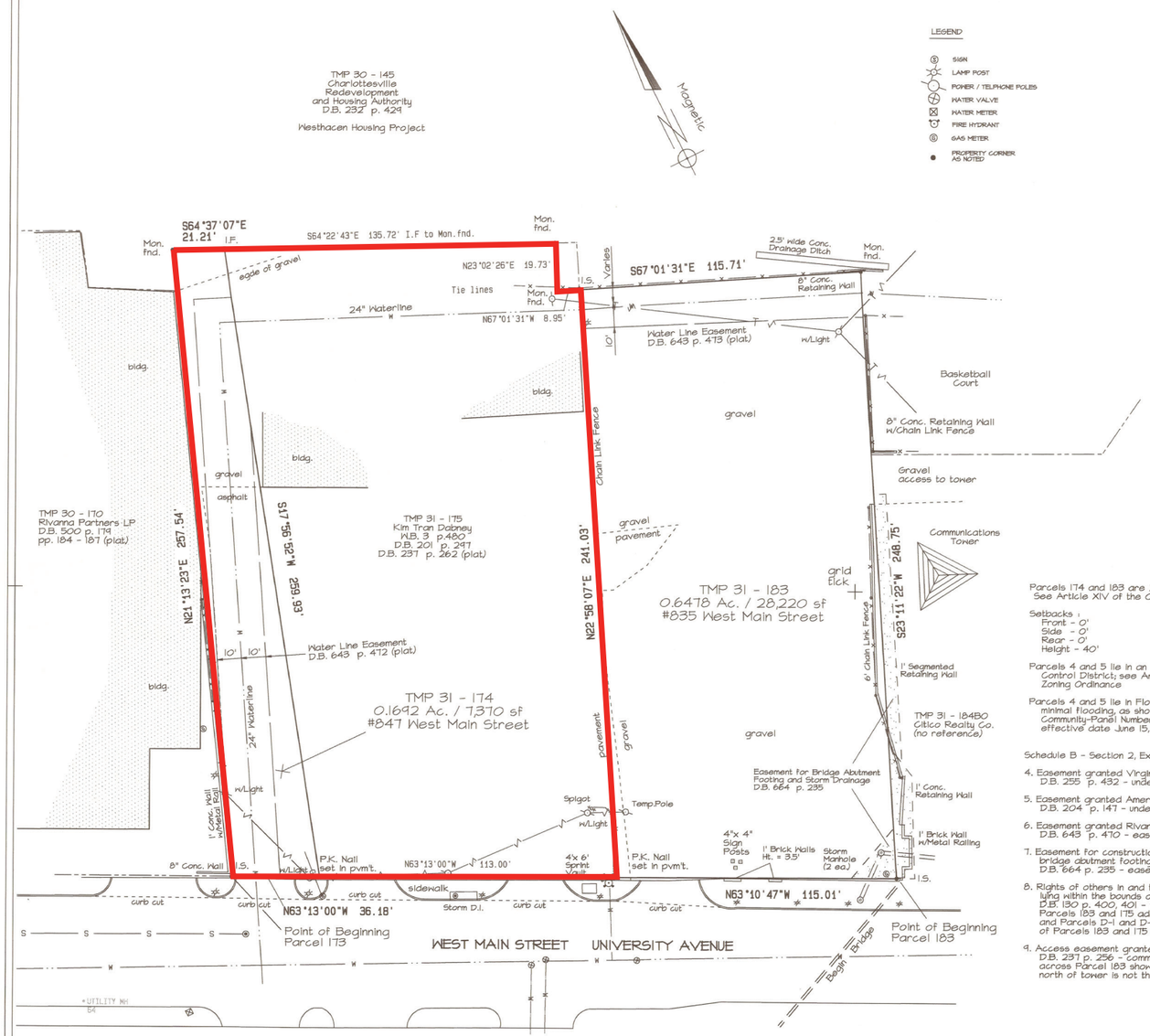
c1965



843 W MAIN

MITCHELL MATTHEWS ARCHITECTS

informal BAR discussion



LEGAL DESCRIPTION

Situated in the City of Charlottesville and known as Parcel 174 of Tax Map 31 and also known as #847 West Main Street on the north side of West Main Street and further bounded and described as follows :

Begining at an iron Set on the north margin of West Main Street, said iron being a common corner with Parcel 170,

Thence running along the common property line with Parcel 171, North 21° 13' 23" East, a distance of 257.54 feet to a Monument found in the line of Parcel 145, Westhaven Housing Project,

Thence running along the common property line of Parcel 145, South 64° 37' 07" East, a distance of 21.21 feet to an iron Pin Found, said iron Pin being a common corner with Parcel 175,

Thence leaving the common property line of Parcel 145 and running along the common property line with Parcel 175, South 17° 56' 52" West, a distance of 259.93 feet to a P.K. Nail Set in the north margin of West Main Street,

Thence leaving the common line with Parcel 175 and running along the north margin of West Main Street, North 63° 13' 00" West, a distance of 36.18 feet to the Point of Beginning.

Containing 0.1692 Acres or 7,370 sf, more or less; this description is intended to describe all that property referred to in Schedule A of the Old Republic Title Insurance Company Commitment Number 25978, dated March 26, 2002 at 8:30 A.M.

Situated in the City of Charlottesville and known as Parcel 183 of Tax Map 31 and also known as #835 West Main Street on the north side of West Main Street and further bounded and described as follows :

Begining at an iron Set on the north margin of West Main Street, said iron being a common corner with Parcel 184BO,

Thence running along the north margin of West Main Street, North 63° 10' 47" West, a distance of 115.01 feet to a P.K. Nail Set in the north margin of West Main Street in the line of Parcel 175,

Thence leaving the north margin of West Main Street and running along the common property line of Parcel 175, North 22° 58' 07" East, a distance of 241.03 feet to an Iron Set in the line of Parcel 145, Westhaven Housing Project,

Thence leaving the common property line of Parcel 175 and running along the common property line of Parci 145, South 67° 01' 31" East, a distance of 115.71 feet to a Monument Found

Thence continuing along the common line with Parcel 145, South 23° 11' 22" West, an approximate distance of 73.75 feet to the north line of Parcel 184BO, thence leaving the common line with Parcel 145 and continuing the same course along the common property line with Parcel 184BO approximately 175.00 feet, in all, a distance of 248.75 feet to the Point of Beginning.

Containing 0.6478 Acres or 28,220 sf, more or less; this description is intended to describe all that property referred to in Schedule A of the Old Republic Title Insurance Company Commitment Number 25978, dated March 26, 2002 at 8:30 A.M.

Parcels 174 and 183 are Zoned B-5
See Article XIV of the City Zoning Ordinance

Setbacks :
Front - 0'
Side - 0'
Rear - 0'
Height - 40'

Parcels 4 and 5 lie in an Architectual Design Control District; see Article XVIII of the City Zoning Ordinance

Parcels 4 and 5 lie in Flood Zone 'C'; areas of minimal flooding, as shown on FIRM Community-Panel Number 510033 0002, effective date June 15, 1979.

TMP 31 - 174
#847 West Main Street
Brasco Bay Corporation
D.B. 250 p. 527
D.B. 247 p. 329
D.B. 142 p. 467
D.B. 141 p. 371, p. 343 (plat)

TMP 31 - 183
#835 West Main Street
Brasco Bay Corporation
D.B. 271 p. 213, p. 221 (plat)
W.B. 9 p. 333
D.B. 84 p. 014
W.B. (Co.) 29 p. 501 (plat)
D.B. 237 p. 255 (plat)
D.B. 130 p. 400 (plat)
D.B. 121 p. 462 (plat)
D.B. 46 p. 037 (plat)

Schedule B - Section 2, Exceptions

4. Easement granted Virginia Telephone and Telegraph Co. D.B. 255 p. 432 - undetermined location
5. Easement granted American Telephone and Telegraph Co. D.B. 204 p. 147 - undetermined location
6. Easement granted Rivanna Water and Sewer Authority D.B. 643 p. 470 - easement is shown on this plat.
7. Easement for construction, maintenance and removal of bridge abutment footing and stormwater pipeline D.B. 664 p. 235 - easement is shown on this plat.
8. Rights of others in and to that portion of the insured property lying within the bounds of Cedar Lane D.B. 130 p. 400, 401 - the portion of Cedar Lane lying between Parcels 183 and 175 addressed in D.B. 237 p. 256, p. 262 (plat) and Parcels D-1 and D-2 from that plat are included in the body of Parcels 183 and 175 as they are shown on this plat.
9. Access easement granted Southern Railway Company D.B. 237 p. 256 - communication tower and point of access across Parcel 183 shown on this plat. Actual point of access north of tower is not the route as described in D.B. 237 p. 256.

To West Main Street Acquisitions, LLC, the Lender and Old Republic National Title Insurance Company :

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 3, 4, 6, 7(a), 7c, 8, 10, 11a and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

PLAT SHOWING
ALTA/ACSM LAND TITLE SURVEY
PARCELS 174 AND 183 OF TAX MAP 31
LOCATED ON WEST MAIN STREET
CHARLOTTESVILLE, VIRGINIA

SCALE 1" = 30'
0 15 30 60 90
SCALE IN FEET

APRIL 24, 2002
SCALE: 1" = 30'
FILE: 979

SHEET 1/1

ROUDABUSH, GALE & ASSOCIATES, INC.
ENGINEERS, SURVEYORS AND LAND PLANNERS
A PROFESSIONAL CORPORATION SERVING VIRGINIA SINCE 1956
914 MONTICELLO ROAD - CHARLOTTESVILLE, VIRGINIA 22902
PHONE 804-977-0205 - FAX 804-296-8220 - EMAIL INFO@ROUDABUSH.COM

PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

SITE SURVEY

All grades, counts and quantities are approximate and will change as design proceeds.

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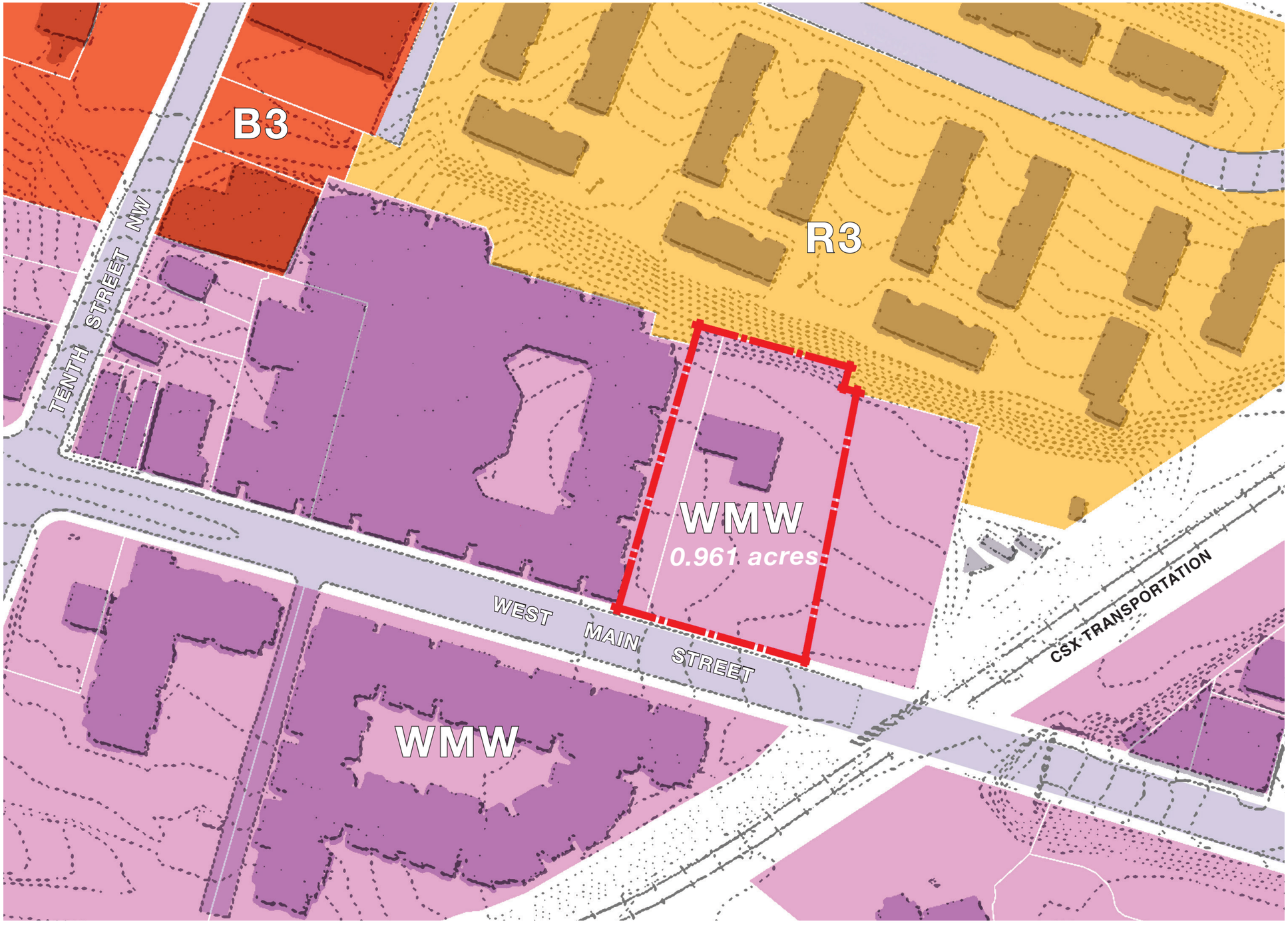

Location	**847 + 843 W. Main St**
Area	**0.961 acres** (41,861 SF)
Zone	**WMW** (West Main St West)
Hotel	allowed by right - no limit on room number
Commercial	allowed by right
Parking *(Parking Modified Zone)*	*commercial:* 0 spaces if under 5,000 sf *above 5,000 sf, 50% of typical requirement*
Height	**35 feet** (min) **75 feet** (max)
Setbacks (front)	**10 feet** (min) **20 feet** (max)
Setbacks (rear & side)	**0 feet** (no borders with low density residential)
Stepbacks	**10 feet @ 40' tall** (front) **45° plane @ 45' tall** (rear)

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843 W MAIN
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03 . 10 . 2023

ZONING SUMMARY

All grades, counts and quantities are approximate and will change as design proceeds.

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SK-02

Location	**847 + 843 W. Main St**
Area	**0.961 acres** (41,861 SF)
Zone	**WMW** (West Main St West)
Hotel Rooms	**97** *on four levels above podium*
Commercial	under **5,000 sf**
Parking	**54** spaces *on two levels*
Height	**68 feet** +/-

PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

STREET LEVEL

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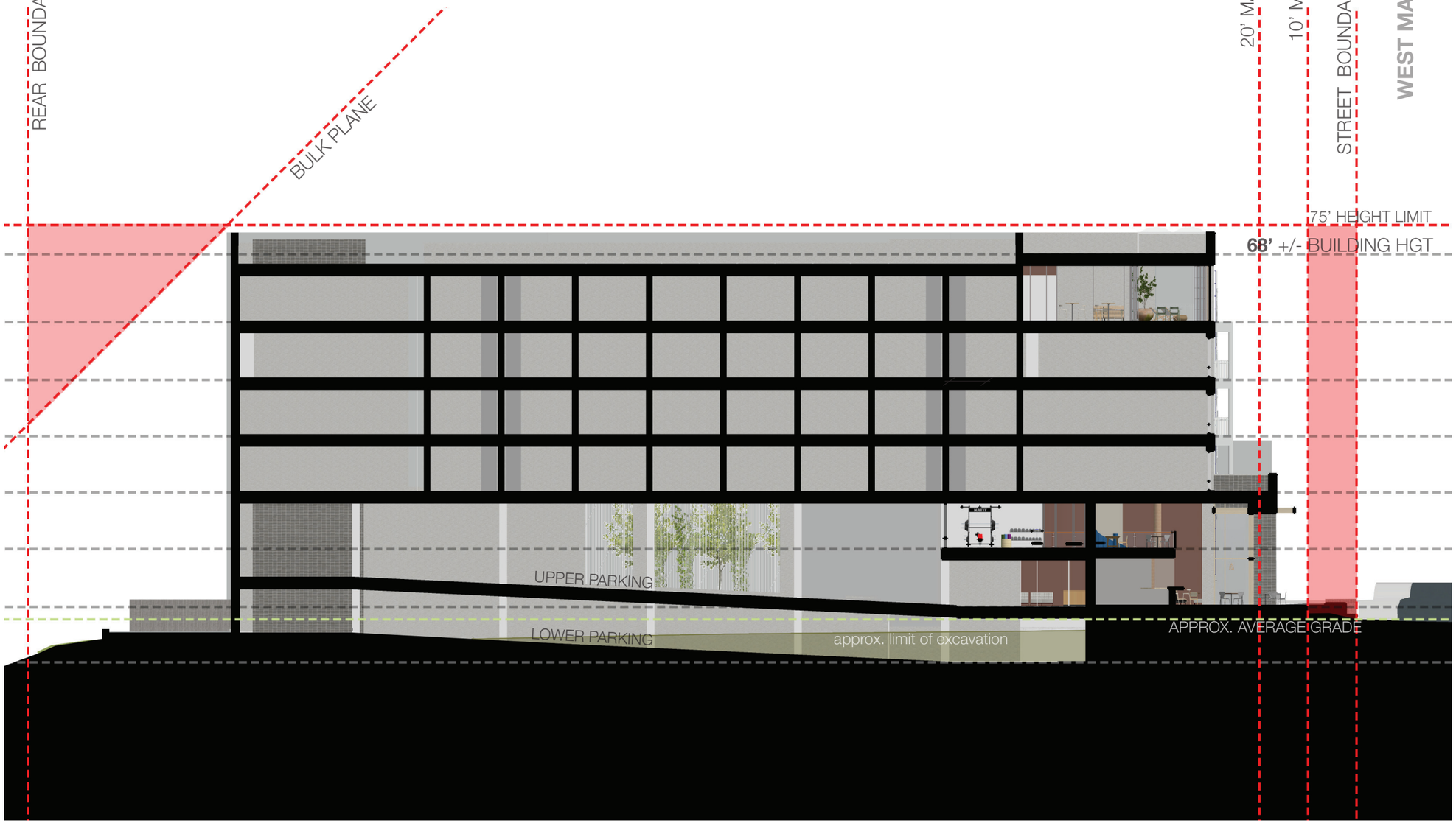
SK-29



Location	**847 + 843 W. Main St**
Area	**0.961 acres** (41,861 SF)
Zone	**WMW** (West Main St West)
Hotel Rooms	**97** *on four levels above podium*
Commercial	under **5,000 sf**
Parking	**54** spaces *on two levels*
Height	**68 feet** +/-

PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

BUILDING SECTION

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SK-38

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WEST ELEVATION

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SOUTH ELEVATION

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Charlottesville VA

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EAST ELEVATION

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS DRAFT

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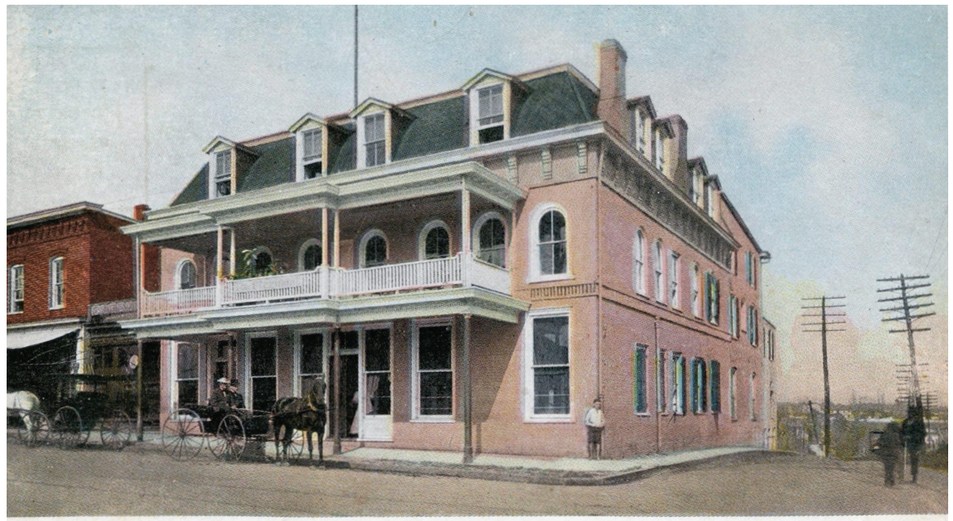

CLERMONT HOTEL, CHARLOTTESVILLE, VA.—(502)

Owa new home + business, Ralph

PROGRESS DRAFT

© 2023

PROGRESS DRAFT

843 W MAIN
Charlottesville VA

03 . 10 . 2023

EXISTING SITE FROM THE OTHER SIDE OF W MAIN STREET

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

PROPOSAL FROM THE OTHER SIDE OF W MAIN STREET

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

EXISTING SITE FROM THE W MAIN STREET BRIDGE

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

PROPOSAL FROM THE W MAIN STREET BRIDGE

All grades, counts and quantities are approximate and will change as design proceeds.

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PROGRESS DRAFT

843 W MAIN
Charlottesville VA
03 . 10 . 2023

PROPOSAL FROM THE W MAIN STREET BRIDGE *with MURAL*

All grades, counts and quantities are approximate and will change as design proceeds.

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PROPOSAL FROM THE W MAIN STREET BRIDGE + *FUTURE BUILDING*

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EXISTING SITE FROM THE OTHER SIDE OF W MAIN STREET

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PROPOSAL FROM THE OTHER SIDE OF W MAIN STREET

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W MAIN STREET ENTRY PLAZA

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RESTAURANT FACING W MAIN STREET

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COURTYARD

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ROOFTOP LOUNGE OVERLOOKING W MAIN STREET

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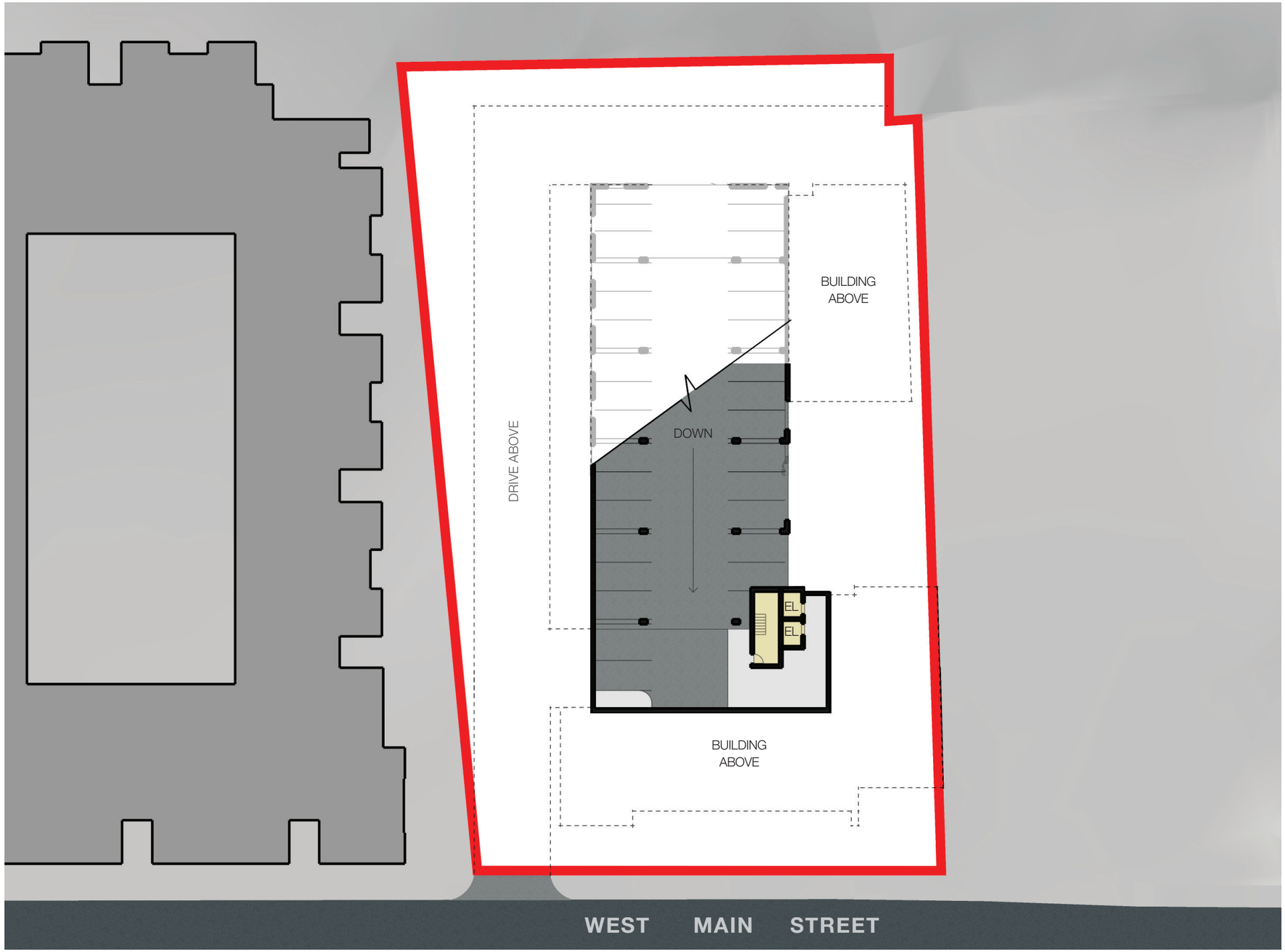
APPENDIX



Location	**847 + 843 W. Main St**
Area	**0.961 acres** (41,861 SF)
Zone	**WMW** (West Main St West)
Hotel Rooms	**97** *on four levels above podium*
Commercial	under **5,000 sf**
Parking	**54** spaces *on two levels*
Height	**68 feet** +/-

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LOWER PARKING LEVEL

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SECOND STORY

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TYPICAL ROOM LEVELS *(stories 3-5)*

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SIXTH STORY

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